

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)			
<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): N/A			
Development name (subject to approval): Fairview Place Subdivision			
Property Address(es): 2600 Oberlin Road & 2634 Oberlin Road			
Recorded Deed PIN(s): 1705-20-3062 & 1705-20-2354			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Oberlin Fairview Investors, LLC	Owner/Developer Name and Title: R.Gordon Grubb, Manager
Address: 3700 Glenwood Ave., Suite 430, Raleigh, NC 27612	
Phone #: (919) 786-9905	Email: ggrubb@grubbventures.com
APPLICANT INFORMATION	
Company: WithersRavenel	Contact Name and Title: Ryan Fisher, PE/Director of Engineering - Raleigh
	Address: 137 S. Wilmington St., Suite 200, Raleigh, NC 27601
Phone #: (919) 469-3340	Email: rfisher@withersravenel.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 20.88 Acres (excluding R/W to be closed); Existing R/W to be closed: 2.53 Acres	
Zoning districts (if more than one, provide acreage of each): R-10 (17.31 Acres), RX-7-CU (6.46 Acres), NX-3-UL (0.42 Acres)	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 10.13 Square Feet: 441,203	Proposed Impervious Surface: Acres: 14.03 (+3.9 Acres) Square Feet: 611,147
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: N/A Flood study: N/A FEMA Map Panel #: N/A	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 40
Total # of single-family lots: 22	
Proposed density for each zoning district (UDO 1.5.2.F): 3.58 DU/Acre (R-10)	
Total # of open space and/or common area lots: 6	
Total # of requested lots: 68	

SIGNATURE BLOCK	
<p>I hereby designate <u>Ryan Fisher, PE</u> 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.</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 six consecutive months of inactivity.</p>	
Signature: 	Date: 12/18/20
Printed Name: R. Gordon Grubb	
Signature:	Date:
Printed Name:	

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

CASE NUMBER: SUB-0054-2020

Preliminary Subdivision Plans Budleigh East Subdivision (Formerly Fairview Place Subdivision)

2600 & 2634 Oberlin Road, Raleigh, NC

DATE: July 16, 2021

BLOCK PERIMETER NOTE:

THREE (3) BLOCKS ARE PROPOSED WITH THIS SUBDIVISION PLAN. SEE SHEET C2.00 FOR THE BLOCK MAP. TWO OF THE THREE BLOCKS ARE EXEMPT UNDER SECTION 8.3.2.A.B.IX. THE NORTHERN PROPERTY IS AN EXISTING SCHOOL (OBERLIN MIDDLE SCHOOL). THE EASTERN LOTS ARE RESIDENTIAL USES WITH DETACHED SINGLE-FAMILY-HOMES THAT ARE UNDER 2 ACRES IN SIZE.

APPLICATION

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-986-2900



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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): N/A			
Development name (subject to approval): Budleigh East Subdivision			
Property Address(es): 2600 & 2634 Oberlin Road			
Recorded Deed PIN(s): 1705-20-3062 & 1705-20-2354			
What is your project type? <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other: <input type="checkbox"/> Attached houses			

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company: Oberlin Fairview Investors, LLC	Owner/Developer Name and Title: R. Gordon Grubb, Manager
Address: 3700 Glenwood Ave., Suite 430, Raleigh, NC 27612	
Phone #: (919) 786-9905	Email: ggrubb@grubbventures.com
APPLICANT INFORMATION	
Company: WithersRavenel	Contact Name and Title: Ryan Fisher, PE/Director of Multifamily-Mixed Use
Address: 137 S. Wilmington St., Suite 200, Raleigh, NC 27601	
Phone #: (919) 469-3340	Email: rfisher@withersravenel.com

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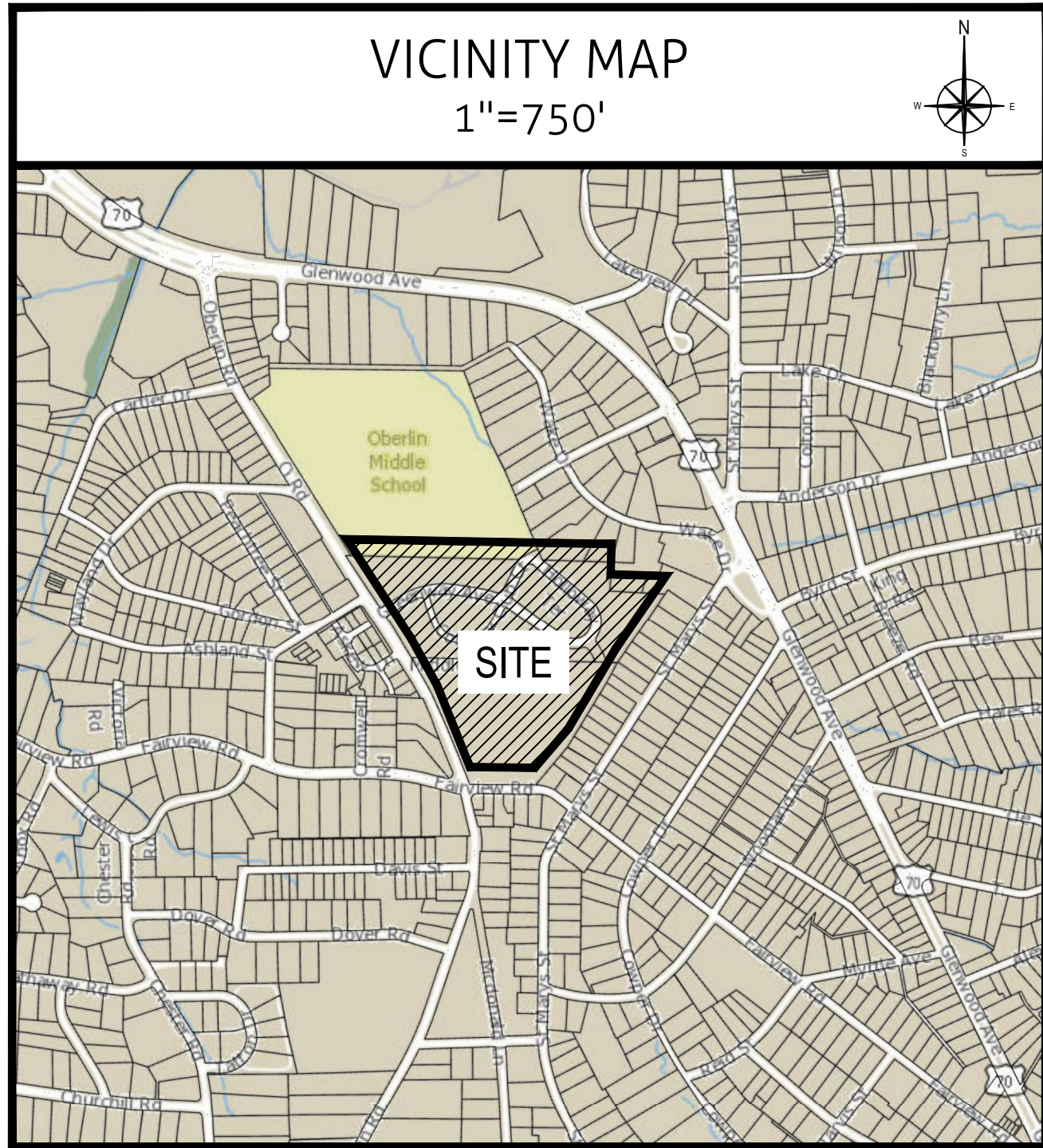
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 20.88 Acres (excluding R/W to be closed); Existing R/W to be closed: 2.83 Acres	
Zoning districts (if more than one, provide acreage of each): R-10: 12.43 Ac, RX-7-CU: 6.13 Ac, RX-5-CU: 4.56 Ac, NX-3-UL: 0.29 Ac.	
Overlay district: NA	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 10.13 Square Feet: 441,203	Proposed Impervious Surface: Acres: 14.03 (+3.9 Acres) Square Feet: 611,147
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: NA Flood study: NA FEMA Map Panel #: NA	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 9 Attached 37
Total # of single-family lots:	22
Proposed density for each zoning district (UDO 1.5.2.F): 3.7 DU/Acre (R-10)	
Total # of open space and/or common area lots: 6	
Total # of requested lots: 65	

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, <u>Ryan Fisher, PE</u> 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: <u>Ryan Fisher</u>	Date: 6/9/2021
Printed Name: <u>Ryan Fisher/PE</u>	Date:
Signature:	Date:
Printed Name:	

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

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GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR(S) SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- PROPOSED ALLEYS WILL NOT HAVE CURB AND GUTTER AND WILL HAVE INVERTED CROWN SECTIONS. ALLEY INTERSECTIONS WITH PUBLIC ROADS WILL BE DRIVEWAY-TYPE INTERSECTIONS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPS(TER) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR(S) TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- WHEELCHAIR ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION, AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR(S) SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR(S) SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD.
- ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFFA 113); NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN CONCURRENT REVIEW PLANS.

DEVELOPER

Grubb Ventures, LLC
3700 Glenwood Avenue, Suite 430
CONTACT: Anne Stoddard
PHONE: 919.786.9905
EMAIL: astoddard@grubbventures.com

OWNER

Oberlin Fairview Investors, LLC
3700 Glenwood Avenue, Suite 430
CONTACT: Anne Stoddard
PHONE: 919.786.9905
EMAIL: astoddard@grubbventures.com

PREPARED BY



WithersRavenel
Engineers | Planners

137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832
www.withersravenel.com

LANDSCAPE ARCHITECT:

FRANK LIGGETT IV
LIGGETT DESIGN GROUP, PLLC
FL@LIGGETTDESIGNGROUP.COM

CIVIL ENGINEER:

RYAN FISHER, PE
RFISHER@WITHERSRAVENEL.COM

SURVEYOR:

MARSHALL WIGHT, PLS
MWIGHT@WITHERSRAVENEL.COM

LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
MINOR CONTOUR	---	---	WATER MANHOLE	⊙	NA
MAJOR CONTOUR	---	---	CLAY ANCHOR	+	NA
PROPERTY LINE	---	---	POWER POLE	⊙	NA
ROADWAY CENTERLINE	---	---	LIGHT POLE	⊙	NA
RIGHT OF WAY LIMITS	---	---	PROPERTY IRON	+	NA
EASEMENT LINE	---	---	CURB INLET	⊙	NA
CURB & GUTTER	---	---	STORM DRAIN JUNCTION BOX	⊙	NA
EDGE OF PAVEMENT	---	---	YARD INLET	⊙	NA
SANITARY SEWER FACILITIES	---	---	WATER METER	⊙	NA
STORM SEWER FACILITIES	---	---	CONCRETE MONUMENT	⊙	NA
WATERLINE	---	---	TELEPHONE PEDESTAL	⊙	NA
FIRE HYDRANT ASSEMBLY	---	---	MAIL BOX	⊙	NA
FORCE MAIN	---	---	WATER VALVE	⊙	NA
ELECTRIC	---	---	GAS VALVE	⊙	NA
OVERHEAD ELECTRIC	---	---	UTILITY MANHOLE	⊙	NA
GAS MAIN	---	---	ELECTRICAL PEDESTAL	⊙	NA
TELEPHONE	---	---	SIGN	---	NA
BUILDINGS/STRUCTURES	---	---	FIBER OPTIC MARKER	⊙	NA
FENCING STRUCTURE	---	---	TELEVISION PEDESTAL	⊙	NA
WATERWAYS	---	---	TELEPHONE MANHOLE	⊙	NA
WOODS LINE	---	---	FLARED END SECTION	⊙	NA
BUFFER	---	---	SANITARY SEWER MANHOLE	⊙	NA

SEAL/SIGNATURE

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

LOT SUMMARY TABLE	
LOT TYPE	NUMBER OF LOTS
SINGLE FAMILY	22
TOWNHOME	37
UNDEVELOPED	6

Table 3 - New Trips Generated by the Oberlin Fairview Redevelopment Compared to the Existing Site

Land Use	Trip Generation								
	Daily			AM Peak			PM Peak		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Proposed Zoning Trip Generation	1189	594	595	79	21	58	101	63	38
Existing Development Trip Generation	1010	505	505	65	15	50	79	50	29
Additional Trips Estimated for Proposed Zoning	179	89	90	14	6	8	22	13	9

RALEIGH, NORTH CAROLINA

W
RS

RY
OR

1/20
5/20
6/20
6/20

C2.00



OVERALL SITE DATA FOR BUDELEIGH EAST SUBDIVISION (WR Project Number: 2107403.03)				
SITE DATA				
ZONING(S)	R-10, RX-7-CU, RX-5-CU & RX-3-L	234.5 AC		
R-10 ACRES	17.18 ACRES	(TO CUL OF OBERLIN ROAD)		
RX-7-CU ACRES	6.86 ACRES	(TO CUL OF OBERLIN ROAD)		
RX-5-CU ACRES	4.78 ACRES	(TO CUL OF OBERLIN ROAD)		
RX-3-L ACRES	0.02 ACRES	(TO CUL OF OBERLIN AND FAIRVIEW ROADS)		
OVERLAY DISTRICT	N/A			
TOTAL SITE GROSS ACRES (INCL. RIGHT-OF-WAY TO BE CLOSED)	234.5 AC			
EXISTING RIGHT-OF-WAY (TO BE CLOSED)	2.62 AC			
PROPOSED R/W DEDICATION	3.87 AC			
SITE NET ACRES	194.94 AC			
EXISTING USE	SINGLE-STORY APARTMENT HOMES			
PROPOSED USE	TWO-STORY & DETACHED, SINGLE FAMILY HOMES			
PROPOSED TOTAL LOTS	66 LOTS			
PROPOSED TOTAL UNITS (THIS PROJECT)	526 UNITS (141 UNITS UNDER CURRENT DEVELOPMENT/IN PARTIAL/IN REMAINS OF FUTURE DEVELOPMENT)			
SINGLE FAMILY (DETACHED HOUSE) LOTS (R-10-ZONING)	22 UNITS			
TOWNHOUSE LOTS (R-10-ZONING)	24 UNITS			
TOWNHOUSE LOTS (RX-5-CU ZONING)	13 UNITS			
FUTURE DEVELOPMENT - LOT #1 (RX-7-CU ZONING)	254 UNITS			
FUTURE DEVELOPMENT - LOT #2 (RX-5-CU ZONING)	167 UNITS			
FUTURE DEVELOPMENT - LOT #3 (R-10 & RX-3-L ZONING)	33 UNITS			
FUTURE DEVELOPMENT - LOT #55 (COTTAGE COURT)	13 UNITS			
PROPOSED DENSITY	7.40 DU/ACRE (R-10 ZONING AREA ONLY)			
	WIN. REQUIRED OR MAX. ALLOWED	PROVIDED		
UDO Sec. 2.2 Conventional Development Option (R-10)				
TOTAL SITE		10 DU/AC		
DENSITY (MAX)		7.40 DU/AC		
UDO Sec. 2.2.1 Detached House (R-10)				
A	LOT DIMENSIONS			
A1	AREA (MIN)	4,000 SF	5,278 SF	
A2	WIDTH - INTERIOR LOT (MIN)		45 FT	
A3	WIDTH - CORNER LOT (MIN)	60 FT	60 FT	
A4	DEPTH (MIN)		90 FT	
UDO Sec. 2.2.2 Townhouse (R-10)				
A	SITE DIMENSIONS			
A1	NET SITE AREA (MIN)	3,300 SF	95,804 SF	
A2	WIDTH (MIN)	44 FT	289 FT	
A3	OUTDOOR AMENITY AREA (MIN)	95,804 x 10% = 9,581 SF	14,369 x 95,804 = 1,369 SF	
UDO PROPOSED OVERALL SITE DENSITY (R-10)		10 DU/ACRE	7.40 DU/ACRE	
UDO Sec. 6.3.2 Blocks - Refer to Block Map on This Sheet				
BLOCK PRINTER (MAX) R-10		2,500 FT	EXEMPT	
BLOCK 1 (EXEMPT - EXISTING SCHOOL)		2,500 FT	EXEMPT	
BLOCK 2 (DETACHED HOMES ON 2-ACRE LOTS)		2,500 FT	EXEMPT	
BLOCK 3		2,500 FT	2,634 FT	
50' LENGTH INCREASE PER SEC. 8.1.8 (ALLEY CONNECTION)		3,750 FT	2,634 FT	
DRAG END STREET (ROAD B) (EXEMPT - EXISTING SCHOOL)		800 FT	EXEMPT	
UDO Sec. 7.3.2 Required Parking				
Residential				
Single Unit Living (all parking on lot)		2 Spaces/Unit x 22 = 44	44 Spaces	
Multi-Unit Living - 1 Bedroom		3 Spaces/Unit x 12 = 36	36 Spaces	

MAX IMPERVIOUS AREA ALLOCATION FOR BUDDLEIGH EAST SUBDIVISION (NRI Project Number: 21-0047.01)		
LOT NUMBERS	MAXIMUM IMPERVIOUS AREA	
1	2.40 AC	
2	1.51 AC	
3	1.29 AC	
4	0.09 AC	
5	0.09 AC	
6	0.09 AC	
7	0.09 AC	
8	0.09 AC	
9	0.09 AC	
10	0.09 AC	
11	0.09 AC	
12	0.09 AC	
13	0.09 AC	
14	0.09 AC	
15	0.09 AC	
17	0.09 AC	
18	0.04 AC	
19	0.04 AC	
21	0.04 AC	
22	0.04 AC	
23	0.04 AC	
24	0.04 AC	
25	0.04 AC	
26	0.04 AC	
27	0.04 AC	
28	0.04 AC	
29	0.04 AC	
30	0.04 AC	
31	0.04 AC	
32	0.04 AC	
33	0.04 AC	
34	0.04 AC	
35	0.04 AC	
36	0.04 AC	
37	0.04 AC	
39	0.04 AC	
40	0.04 AC	
41	0.04 AC	
42	0.04 AC	
43	0.04 AC	
44	0.04 AC	
45	0.04 AC	
46	0.04 AC	
48	0.04 AC	
50	0.04 AC	
50	0.04 AC	
51	0.04 AC	
52	0.04 AC	
53	0.04 AC	
54	0.04 AC	
55	0.79 AC	
56	0.05 AC	
57	0.09 AC	
58	0.09 AC	
59	0.09 AC	
60	0.09 AC	
61	0.09 AC	
62	0.09 AC	
63	0.09 AC	
64	0.09 AC	
65	0.09 AC	
66	0.09 AC	