

# 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](mailto: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	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
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: 0.32ac & 0.32ac	
Zoning districts (if more than one, provide acreage of each): R-6	
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: <u>0.15</u> Square Feet: <u>6,540</u>	Proposed Impervious Surface: Acres: <u>N/A</u> Square Feet: <u>N/A</u>
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: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 3	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots: 3	

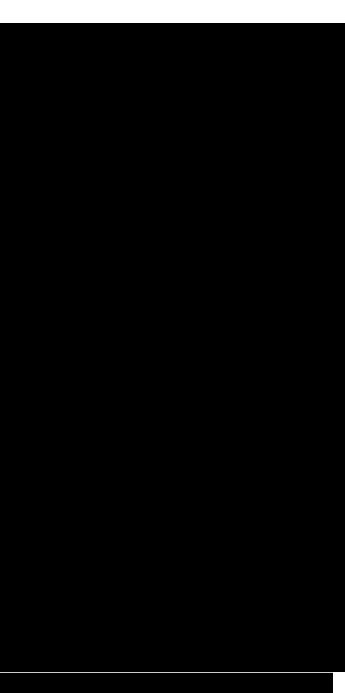
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Graham Smith</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: _____	Date: 07.20.2022
Printed Name: Graham Smith	
Signature: 	Date: <u>7/20/22.</u>
Printed Name: _____	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

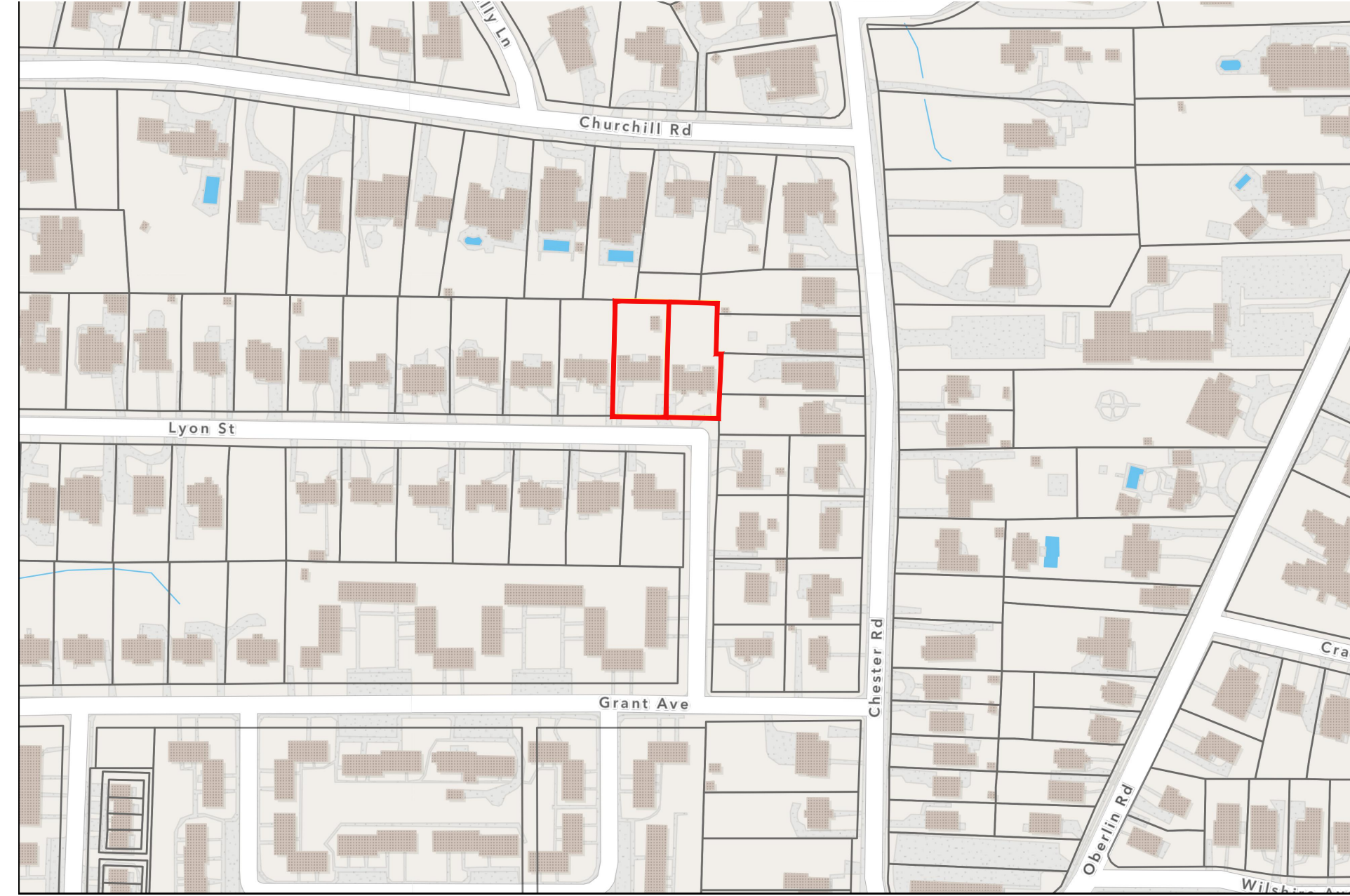
# LYON STREET SUBDIVISION

## SUBDIVISION PLAN

### SUB-0054-2022



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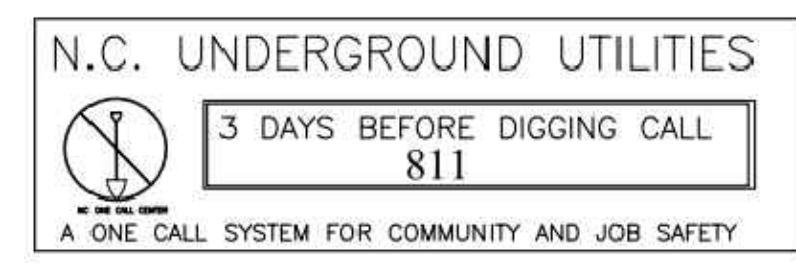


VICINITY MAP

SCALE: 1" = 200'

SHEET INDEX	
COV	COVER
L100	EXISTING CONDITIONS
L200	SUBDIVISION PLAN
C-5.0	UTILITY PLAN
C-5.1	UTILITY DETAILS

- NOTES:**
- THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
  - STORMWATER EXEMPTION: EXEMPT FROM RUNOFF AND NUTRIENT MANAGEMENT REQUIREMENTS OF 9.2.2 PER UDO SEC. 9.2.2.A.2 AND SUBJECT TO IMPERVIOUS LIMITATIONS IN 9.2.2.A.4.A
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.



SITE DATA SUMMARY	
PROJECT NAME	LYON STREET SUBDIVISION
EXISTING STREET ADDRESS	2300-2306 LYON ST. RALEIGH NC, 27608
LOT AREA (CURRENT)	13,809 SF (0.3170 AC) & 13,776 SF (0.3163)
CURRENT ZONING	R-6
OVERLAY DISTRICT(S)	NONE
PARCEL NUMBER	1704075735 & 1704076704
REAL ID NUMBER	0030181 & 0031962
DEED BOOK / DEED PAGE	BM 1947 / PG 101
EXISTING GROSS BUILDING AREA	1,911 SF & 1,911 SF
EXISTING BUILDING USE	ATTACHED HOUSES
GROSS SITE AREA	28,057 SF / 0.64 AC
NET SITE AREA	27,118 SF / 0.62 AC
PROPOSED GROSS BUILDING AREA	NA
PROPOSED BUILDINGS USES	SINGLE FAMILY
PROPOSED IMPERVIOUS AREA	NA
NET CHANGE IN IMPERVIOUS AREA	NA
RIGHT-OF-WAY DEDICATION	389 SF (0.008 AC)

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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): Lyon Street Subdivision			
Property Address(es): 2300 LYON ST. RALEIGH NC, 27608, 2302 LYON ST. RALEIGH NC, 27608, 2304 LYON ST. RALEIGH NC, 27608, 2306 LYON ST. RALEIGH NC, 27608			
Recorded Deed PIN(s): 1704075735 & 1704076704			
What is your project type?	<input checked="" type="checkbox"/> Single family Apartment	<input type="checkbox"/> Townhouse 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: Homes by Dickerson	Owner/Developer Name and Title: Homes by Dickerson
Address: 2841 Plaza Place Suite 210 Raleigh NC 27612	
Phone #: 919.847.4447	Email: operations@homesbydickerson.com
APPLICANT INFORMATION	
Company: Homes by Dickerson	Contact Name and Title: Kelly O'Rourke
Address: 2841 Plaza Place Suite 210 Raleigh NC 27612	
Phone #: 919.847.4447	Email: operations@homesbydickerson.com

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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>[Signature]</u>	Date: 07/20/2022
Printed Name: <u>Graham Smith</u>	Date: <u>7/20/22</u>
Signature: _____	Date: _____
Printed Name: _____	Date: _____

### CONTACT INFORMATION

**OWNER**  
HOMES BY DICKERSON INC  
2841 PLAZA PLACE SUITE 210  
RALEIGH, NC 27612

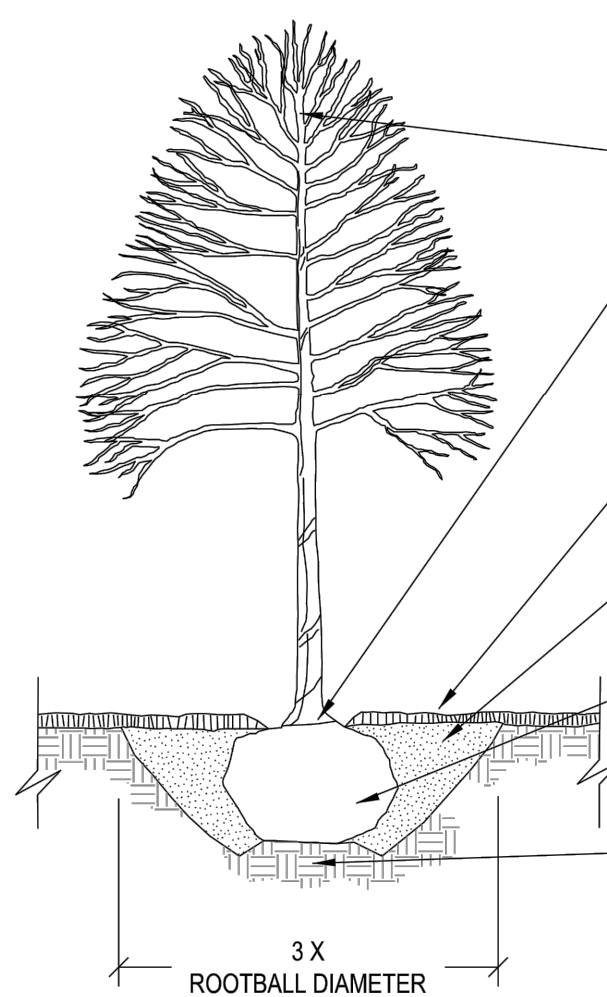
**DEVELOPER**  
HOMES BY DICKERSON INC  
2841 PLAZA PLACE SUITE 210  
RALEIGH, NC 27612  
CONTACT: KELLY O'ROURKE  
PHONE: 919.847.4447  
EMAIL: OPERATIONS@HOMESBYDICKERSON.COM

**LANDSCAPE ARCHITECT**  
SITE COLLABORATIVE, INC.  
821 WAKE FOREST RD  
RALEIGH, NC 27604  
CONTACT: GRAHAM H. SMITH  
PHONE: 919.805.3586  
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

**ENGINEER**  
JOHN A. EDWARDS & COMPANY  
333 WADE AVENUE  
RALEIGH, NC 27605  
CONTACT: JON CALLAHAN  
PHONE: 919.828.4428  
EMAIL: INFO@JAECO.COM

- NOTES:**
- BOUNDARY SURVEY AND TOPOGRAPHY INFORMATION PROVIDED BY JOHN A. EDWARDS & COMPANY
  - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  - ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT BUILDING PERMIT SUBMITTAL PER CITY OF RALEIGH STANDARDS.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  - SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
  - A SURETY OF 125% OF ESTIMATED CONSTRUCTION COST IS REQUIRED FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
  - PER SEC 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
  - RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.

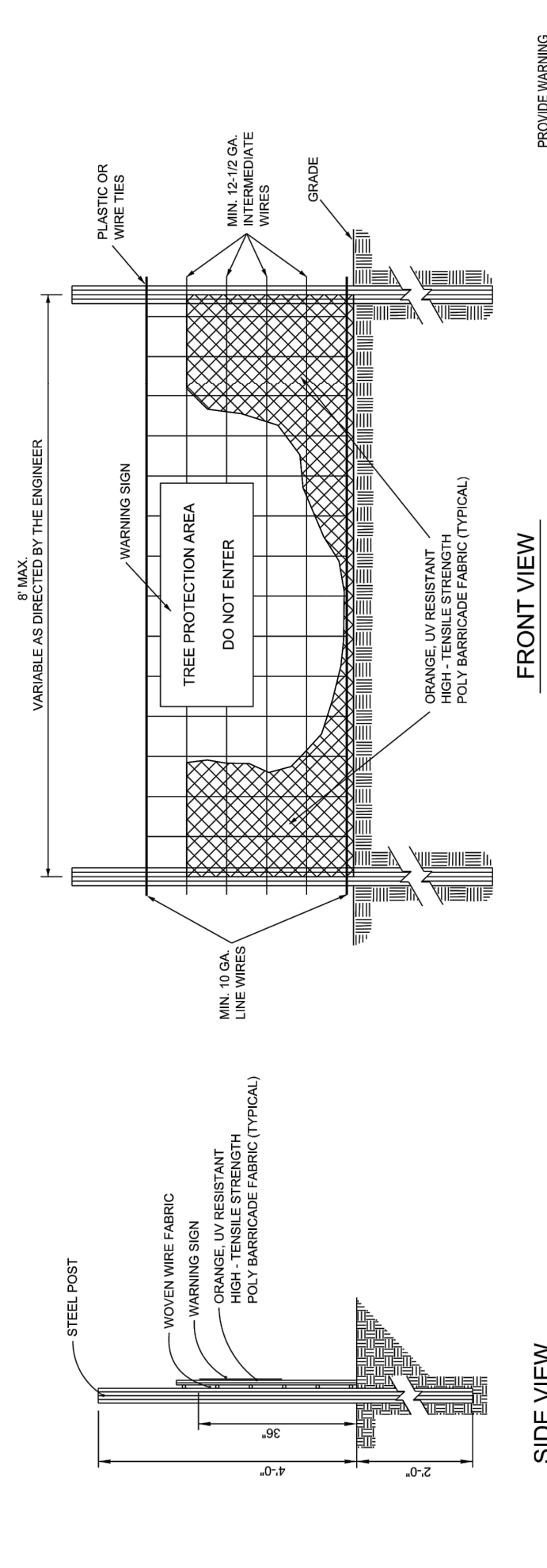
LYON STREET SUBDIVISION  
Homes By Dickerson  
2300-2306 Lyon St, Raleigh NC 27608



CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
10/2019		
TREE PLANTING DETAIL		
<b>TPP-03</b>		



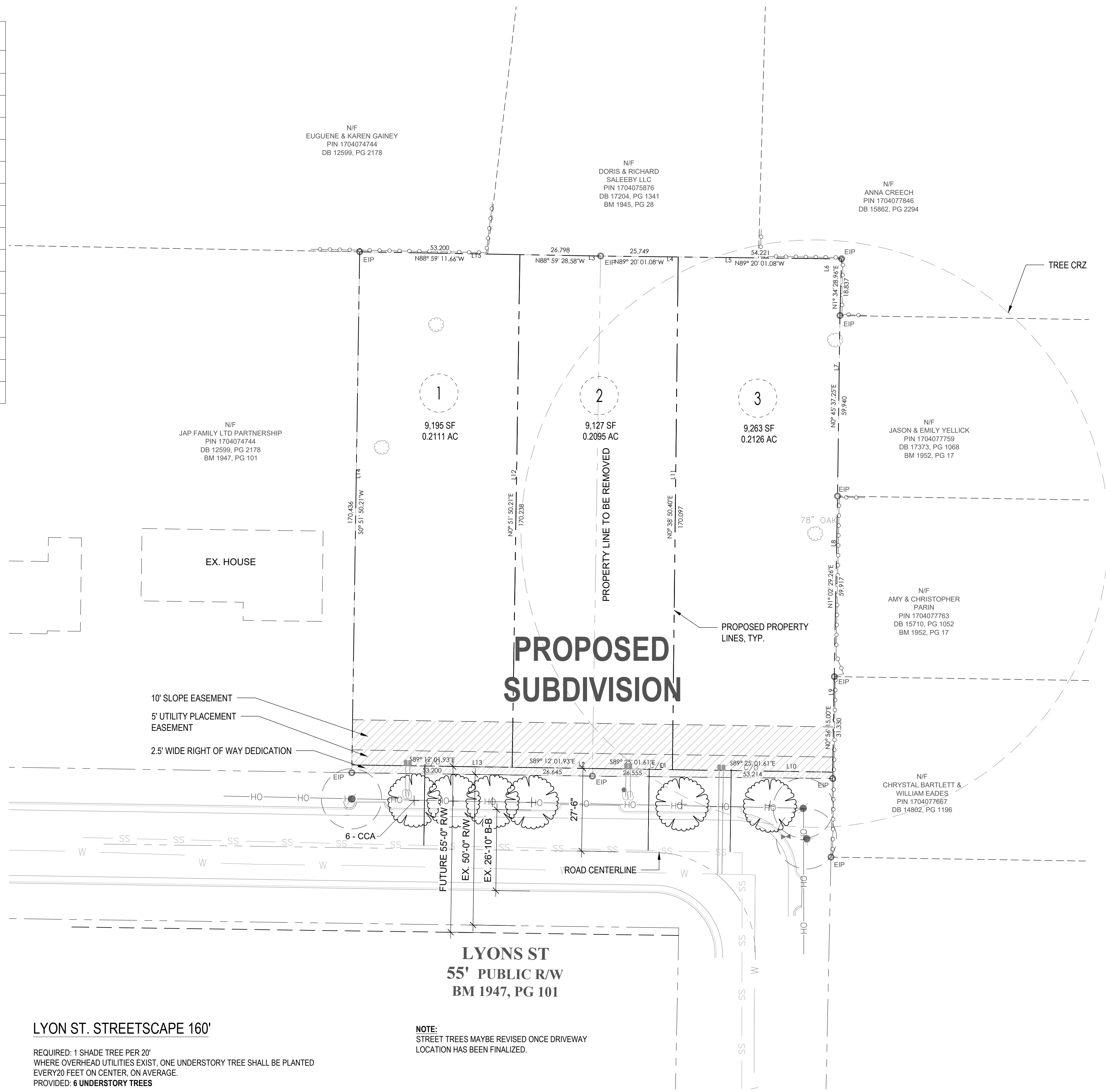
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CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

NOTES:

- TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE.
- USE DETAIL OPTION FOR PERMANENTLY REMAINING PLANTING FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
- PARABOLIC WIRE SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
- ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
- ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS AND SPACED AS SHOWN.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
STANDARD TREE PROTECTION DETAIL		
<b>TPP-01</b>		

Parcel Line Table		
Line #	Length	Direction
L1	26.55	S89° 25' 01.61"E
L2	26.65	S89° 12' 01.93"E
L5	54.22	N89° 20' 01.08"W
L6	18.84	N1° 34' 28.96"E
L7	59.94	N0° 45' 37.25"E
L8	59.92	N1° 02' 29.26"E
L9	31.33	N0° 56' 15.00"E
L10	53.21	S89° 25' 01.61"E
L3	26.80	N88° 59' 28.58"W
L4	25.75	N89° 20' 01.08"W
L13	53.20	S89° 12' 01.93"E
L14	170.44	S0° 51' 50.21"W
L15	53.20	N88° 59' 11.66"W
L12	170.24	N0° 51' 50.21"E
L11	170.10	N0° 38' 50.40"E



**LYON ST. STREETScape 160'**

REQUIRED: 1 SHADE TREE PER 20' WHERE OVERHEAD UTILITIES EXIST, ONE UNDERSTORY TREE SHALL BE PLANTED EVERY 20 FEET ON CENTER, ON AVERAGE.  
PROVIDED: 6 UNDERSTORY TREES

NOTE:  
STREET TREES MAY BE REVISED ONCE DRIVEWAY LOCATION HAS BEEN FINALIZED.

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	B&B OR CONT.	REMARKS
CCA	6	Carpinus caroliniana 'Palisade'	Palisade American Hornbeam	10'	3"	B & B	Central Leader

**NOTE:**

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES WILL BE PLACED 10' AWAY FROM ALL DRIVEWAYS.

**SUBDIVISION LOTS**

LOTS	AREA (SF)	ACRES
LOT 1	9,032	0.2
LOT 2	8,971	0.2
LOT 3	9,115	0.2
<b>TOTAL</b>	<b>27,118</b>	<b>0.6</b>

R/W DEDICATION 389 SF (0.008 AC)

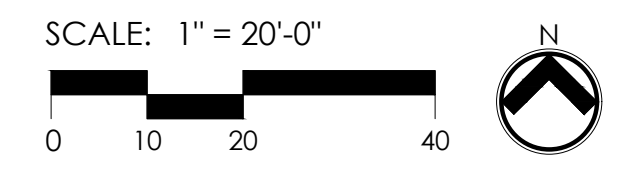
**IMPERVIOUS LIMIT**

LOTS	LOT AREA (SF)	R/W IMPERVIOUS (SF)	IMPERVIOUS (SF)
LOT 1	9,032	319	4,287
LOT 2	8,971	319	4,256
LOT 3	9,115	319	4,330

**CALCULATION:**  
(LOT SF X 51%) - 319 = SF

\*R/W IMPERVIOUS IS FOR FUTURE SIDEWALK

NOTE:  
IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.



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**LYON STREET SUBDIVISION**  
Homes By Dickerson  
2300-2306 Lyon St, Raleigh NC 27608

PROJECT NUMBER: 22035
PROJECT PHASE: Subdivision Plan
DATE: 06.16.2022
09.14.2022
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SHEET TITLE: SUBDIVISION PLAN
SHEET NUMBER: L200