# **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 <a href="mailto:siteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

DEVELOPMENT TYPE (UDO Section 2.1.2)								
X Conver	ntional Subdivision	Comp	pact Development	Co	onservation Development	Cottage Court		
NOTE: Subdiv	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): S. PERSON STREET 2 LOT SUBDIVISION								
Property Address(es): 815 S. PERSON ST.								
Recorded Deed PIN(s): 1703-85-2330								
What is your project type?	✓ Single Apartr	family nent	Townhou Non-resid		Other:	Attached houses		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION								
NOTE: Please attach purchase agreement when submitting this form								
Company: GRAYSON HOMES			Owner/Developer Name and Title: MIKE POUPARD-OWNER					
Address: 5711 SIX FORDS ROAD, SUITE 103, RALEIGH, NC 27609								
Phone #: 919-578-6222			Email: MIKE@GRAYSONHOMES.COM					
APPLICANT INFORMATION								
Company: Crumpler Consulting Services, PLLC			Contact Name and Title: Joshua Crumpler, PE					
			Address: 2308 Ridge Road, Raleigh, NC 27612					
Phone #: 919-413-1704		Email: josh@crumplerconsulting.com						

Continue to page 2 >>

Page **1** of **2** REVISION 02.19.21

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)								
ZONING INFORMATION								
Gross site acreage: 0.150								
Zoning districts (if more than one, provide acreage of each): R-10								
K-10								
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: 0.035 Square Feet: 1,530	Proposed Impervious Surface:  Acres: Square Feet:							
Neuse River Buffer Yes V No	Wetlands Yes ✓ No							
Is this a flood hazard area?  Yes  ✓ No	Tresante							
If yes, please provide the following:								
Alluvial soils: No.								
Flood study: FEMA Map Panel #: 3720170300J DATED MAY 2, 2006								
	TS AND DENSITY							
Total # of townhouse lots: Detached 2	Attached							
Total # of single-family lots: 2								
Proposed density for each zoning district (UDO 1.5.2.F): 13.3								
Total # of open space and/or common area lots: 0								
Total # of requested lots: 2								
SIGNATUR	RE 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, 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: Milin Pupul	Date: 8/13/2021							
Printed Name: Mike Poupard								
Signature:	Date:							
Printed Name:								

Please email your completed application to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

Page 2 of 2 REVISION 02.19.21

# E. LENDIR ST E. SOUTH ST WORTH ST WORTH ST SITE VICINITY MAP 1" = 500'

# Preliminary Subdivision Application 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 **DEVELOPMENT TYPE (UDO Section 2.1.2** X Conventional Subdivision | Compact Development | Conservation Development | 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): S. PERSON STREET 2 LOT SUBDIVISION Property Address(es): 815 S. PERSON ST. Recorded Deed PIN(s): 1703-85-2330 ✓ Single family project type? Non-residential Company: Crumpler Consulting Services, PLLC | Contact Name and Title: Joshua Crumpler, PE Address: 2308 Ridge Road, Raleigh, NC 27612 Email: josh@crumplerconsulting.com Continue to page 2 >> Page 1 of 2 raleighnc.gov **DEVELOPMENT TYPE + SITE DATE TABLE** ZONING INFORMATION Gross site acreage: 0.150 Zoning districts (if more than one, provide acreage of each): R-10 Overlay district: DISTRICT (NCOD) Conditional Use District (CUD) Case # Z- 30-07/Z-63-98 Board of Adjustment (BOA) Case # A-Existing Impervious Surface: Proposed Impervious Surface: Acres: 0.035 Wetlands Yes Is this a flood hazard area? Yes If yes, please provide the following: Alluvial soils: No. Flood study: FEMA Map Panel #: 3720170300J DATED MAY 2, 2006 Total # of townhouse lots: Detached 2 Total # of single-family lots: 2 Proposed density for each zoning district (UDO 1.5.2.F): N/A PER TC-5-20 Total # of open space and/or common area lots: 0 Total # of requested lots: 2 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. 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: White Perput Printed Name: Mike Poupard Signature: Printed Name: Please email your completed application to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>. Page **2** of **2** raleighnc.gov

# SUBDIVISION PLANS

**FOR** 

# S. PERSON STREET 2 LOT SUBDIVISION

# 815 S. PERSON STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0058-2021

PREPARED FOR: GRAYSON HOMES 5711 SIX FORKS RD RALEIGH, NC 27609

PREPARED BY:

CRUMPLER

Consulting Services, PLLC

2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704 P-1533

## SITE EXEMPTION NOTES

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

### **NOTES**

- 1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 04-21-21.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 6. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

DECODIDATION

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING
	AND STORMWATER PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

# NCOD-SOUTH PARK NEIGHBORHOOD CONDITIONS:

- 1. MINIMUM LOT SIZE: 3,000 SQUARE FEET.
- MAXIMUM LOT SIZE: 8,000 SQUARE FEET.
   MINIMUM LOT WIDTH: 40 FEET.
- 4. MAXIMUM LOT WIDTH: 80 FEET.
- 5. FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING, BUT NOT LESS THAN 8 FEET OR GREATER THAN 30 FEET.
- BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL FACE THE STREET FROM WHICH THE BUILDING IS ADDRESSED. NO UPPER STORY ENTRANCE SHALL BE VISIBLE FROM AN ADJACENT PUBLIC STREET RIGHT-OF-WAY.
- 7. MAXIMUM BUILDING HEIGHT: 28.7 FEET.
- 8. OFF-STREET PARKING: PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING. WITH THE EXCEPTION OF SINGLE-UNIT LIVING, NO PARKING AREAS SHALL BE LOCATED IN FRONT OF ANY PRINCIPAL BUILDING. SINGLE-UNIT LIVING PARKING SHALL BE REGULATED ACCORDING TO ARTICLE 7.1.

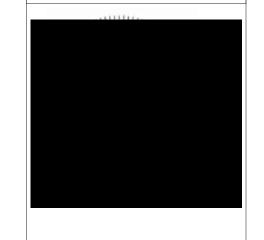
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949 Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Caroling 27612



	ISSUED FOR PERMITTING						
DATE	10/08/21	11/03/21					
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS					
REV.	-	2					
			_				

COVER
REET 2 LOT SUBDIVISION
S. S. PERSON STREET

S. PERSON STREET

PROJECT NO.: 21022

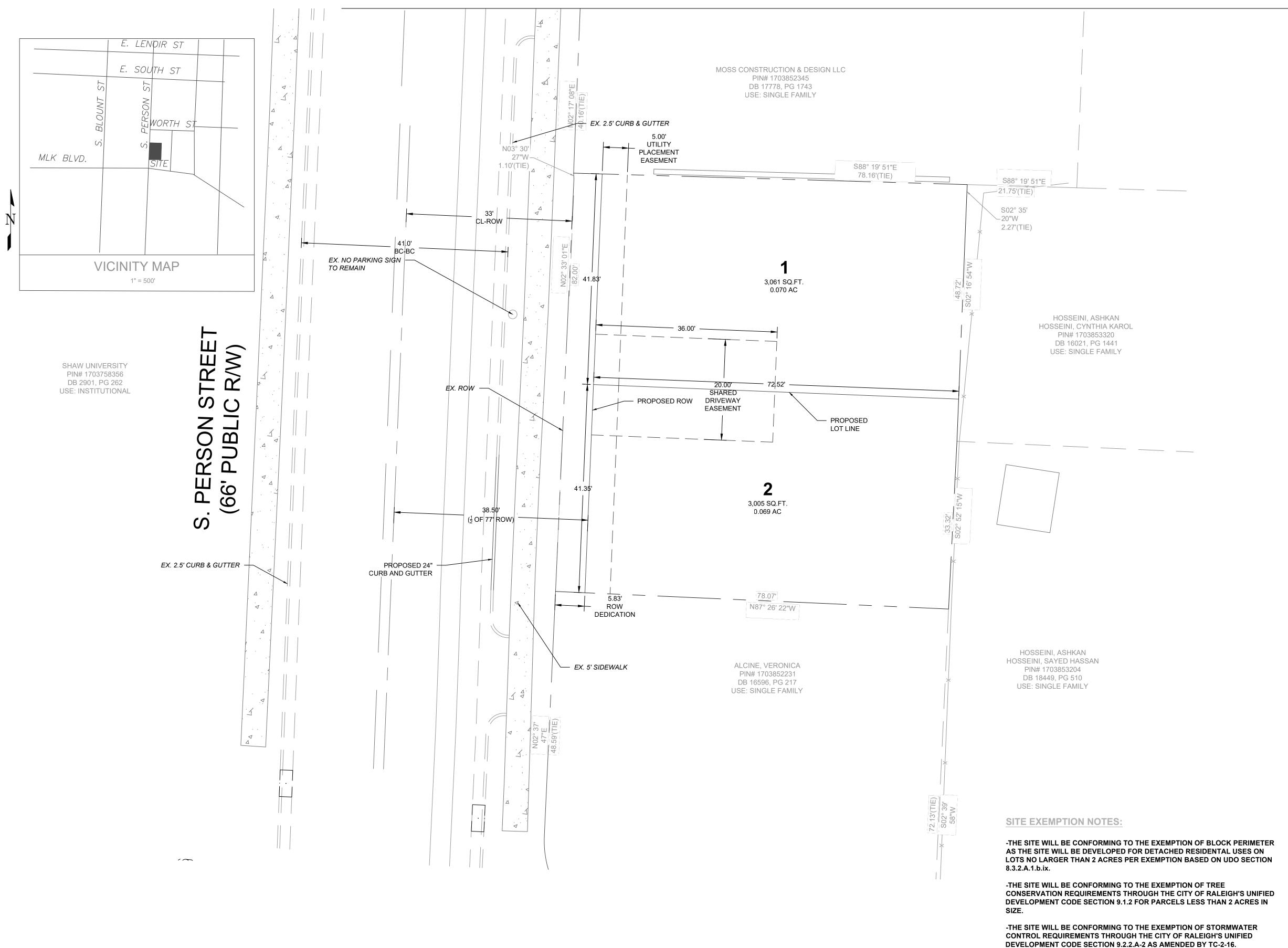
DRAWN BY: JAC

CHECKED BY: JAC

DATE: 08/11/21
SCALE: N.T.S.

C-1

1 of 7



LEGEND

EXISTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING OVERHEAD POWER LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING EDGE OF PAVEMENT

EXISTING EASEMENT

PROPOSED CITY OF RALEIGH
GENERAL UTILITY EASEMENT

PROPOSED LOT LINE

**SUMMARY INFORMATION** 

**DEVELOPMENT NAME:** S. PERSON STREET 2 LOT SUBDIVISION

RALEIGH, NORTH CAROLINA

EAST RALEIGH/SOUTHPARK HISTORIC DISTRICT (NCOD)

FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING, BUT NOT LESS THAN 8 FEET OR GREATER

BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL

ADDRESSED. NO UPPER STORY ENTRANCE SHALL BE

OF SINGLE-UNIT LIVING, NO PARKING AREAS SHALL BE

FACE THE STREET FROM WHICH THE BUILDING IS

**OFF-STREET PARKING:** PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING. WITH THE EXCEPTION

LOCATED IN FRONT OF ANY PRINCIPAL BUILDING. SINGLE-UNIT LIVING PARKING SHALL BE REGULATED

\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR

VISIBLE FROM AN ADJACENT PUBLIC STREET

NCOD-SOUTH PARK NEIGHBORHOOD CONDITIONS:

SITE ADDRESS: 815 S. PERSON STREET

**CURRENT ZONING DISTRICT**: R-10 NCOD

MINIMUM LOT SIZE: 3,000 SQUARE FEET.
MAXIMUM LOT SIZE: 8,000 SQUARE FEET.

PIN NUMBER: 1703-85-2330

JURISDICTION: CITY OF RALEIGH

**CURRENT OVERLAY DISTRICT:** 

MINIMUM LOT WIDTH: 40 FEET.
MAXIMUM LOT WIDTH: 80 FEET.

THAN 30 FEET.

RIGHT-OF-WAY.

DENSITY (U/A): N/A

OWNER/DEVELOPER: GRAYSON HOMES 5711 SIX FORKS RD RALEIGH, NC 27609

**MAXIMUM BUILDING HEIGHT:** 28.7 FEET.

ACCORDING TO ARTICLE 7.1.

TOTAL ACREAGE: 0.15 ACRES (6,541 SF)
PROPOSED LOT 1: 0.070 ACRES (3,061SF)
PROPOSED LOT 2: 0.069 ACRES (3,005 SF)

**DEDICATED RIGHT OF WAY:** 0.011 ACRES (476 SF)

**BLOCK PERIMETER REQUIRED (MAX.):** 2,500LF

**BLOCK PERIMETER PROVIDED:** 1,190LF\*\*

CRUMPLER CONSULTING SERVICES, PLLC

CONTACT: JOSH CRUMPLER, PE

SITES LESS THAN 2 ACRES

**EXISTING USE:** VACANT

ZUMPLEF

15 Jilling Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704

ISSUED FOR PERMITTING

EW.

DEESCRIPTION

10/08/21

CITY OF RALEIGH COMMENTS

11/03/21

11/03/21

SUBDIVISI

LOT

2

STREET

Д

SUBDIVISION

NOTES

**ENGINEER:** 

2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 04-21-21.

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6. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

10 5 0 10 SCALE: 1 INCH = 10 FEET

 PROJECT NO.:
 21022

 DRAWN BY:
 JAC

 CHECKED BY:
 JAC

 DATE:
 08/11/21

 SCALE:
 1" = 10'

C-3

3 of 7