Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

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)			
X 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): N/A			
Development name (subject to approval): 2520 Oxford Road Subdivision			
Property Address(es): 2520 Oxford Road			
Recorded Deed PIN(s): 1705 82 0368			
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: Charles & Marjorie Hodges
Address: 2520 Oxford Road Raleigh, NC 27608	
Phone #:	Email:
APPLICANT INFORMATION	
Company: OxHill, LLC	Contact Name and Title: Wes Minton, manager
	Address: 3700 Computer Drive Raleigh, NC 27609
Phone #: 919 601 4224	Email: wes.minton3@gmail.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.51 acre	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: None	Inside City limits? [X] 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: 11,330
Neuse River Buffer [ ] Yes [X] No	Wetlands [ ] Yes [X] No
Is this a flood hazard area? [ ] Yes [X] No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 370243 1705 J	
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):	5.88
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK

I hereby designate Wes Minton 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.

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.

Signature:	Date: 9/29/2020
Printed Name: Charles Hodges	
Signature:	Date: 09/30/2020
Printed Name: Marjorie Hodges	

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

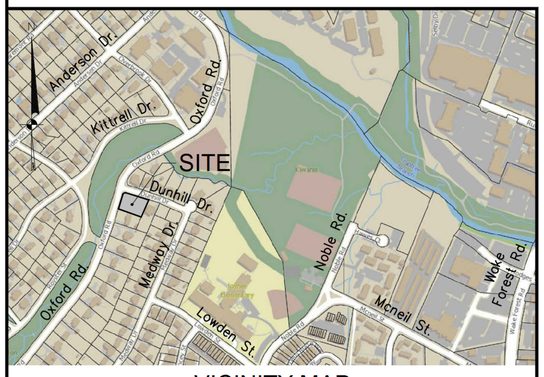
2520 OXFORD ROAD SUBDIVISION

PRELIMINARY SUBDIVISION PLANS
SUB-0061-2020

SOLID WASTE COMPLIANCE STATEMENT: ⚠1
Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages or on a concrete pad beside residence per design manual.

NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES 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).



VICINITY MAP
SCALE: 1" = 500'

INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS
2	DEMOLITION PLAN
3	PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY UTILITIES PLAN
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY LANDSCAPE PLAN

REVISIONS
⚠1 REVISED PER CITY REVIEW COMMENTS 11/23/2020
⚠2 REVISED PER CITY REVIEW COMMENTS 1/11/2021

OWNER/DEVELOPERS: ⚠1
OXHILL, LLC
3700 COMPUTER DRIVE
RALEIGH, N.C. 27609
(919) 601-4224
WES.MINTON3@GMAIL.COM

PROPERTY ADDRESS:
2520 OXFORD ROAD
RALEIGH, N.C. 27608
PIN 1705 82 0368
ZONE: R-6
TOTAL AREA: 0.51 AC.
INSIDE CITY LIMITS

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

⚠2 **Site Data**

Owner / Developer:	Oxhill, LLC 3700 Computer Drive Raleigh, NC 27609 Contact: Wes Minton 919 601 4224		
Street Address	2520 Oxford Road (inside City limits)		
PIN	1705 82 0368		
Gross Area		22,390 sq. ft.	0.51 acre
Right of Way Dedication	Dunhill Dr.	437.6 sq. ft.	0.010 acre
	Oxford Road	221.7 sq. ft.	0.005 acre
	Total	659.3 sq. ft.	0.015 acre
Net Area		21,730 sq. ft.	0.50 acre
Zoning	R-6		
Existing Land Use	Single Family Residential		
Proposed Use	3 Single Family Detached Residential Dwellings (One Phase)		
Prosed Number of Livable Units	3		
Open Space	No		

Allowable Density: 6 units per acre

Proposed Density: 3 units / 0.51 ac = 5.88 units / ac

Lot Summary

Lot	1	2	3
Min. Area Required	6,000 sq. ft. 0.138 ac	6,000 sq. ft. 0.138 ac	6,000 sq. ft. 0.138 ac
Area Provided	8,044 sq. ft. 0.185 ac	6,834 sq. ft. 0.160 ac	6,852 sq. ft. 0.160 ac
Min. Lot Width Required	65 ft.	50 ft.	50 ft.
Lot Width Provided	66 ft.	52 ft.	52 ft.
Min. Lot Depth Required	100 ft.	100 ft.	100 ft.
Lot Depth Provided	122 ft.	121 ft.	121 ft.

NOTE: Per TC-5A-18 Primary Street Designation for New Lot 1 shall be Dunhill Drive

DATE: 1/11/2021

⚠1

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GENERAL INFORMATION

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What is your project type? [X] Single family [ ] Townhouse [ ] Attached houses [ ] Apartment [ ] Non-residential [ ] Other: _____

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Company: Oxhill, LLC | Owner/Developer Name and Title: Wes Minton, manager
Address: 3700 Computer Drive Raleigh, NC 27609
Phone #: 919 601 4224 | Email: wes.minton3@gmail.com

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REVISION 07.07.20
raleighnc.gov

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

ZONING INFORMATION

Gross site acreage: 0.51 acre
Zoning districts (if more than one, provide acreage of each): R-6
Overlay district: None | Inside City limits? [X] Yes [ ] No
Conditional Use District (CUD) Case # Z- | Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

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Neuse River Buffer [ ] Yes [X] No | Wetlands [ ] Yes [X] No
Is this a flood hazard area? [ ] Yes [X] No
If yes, please provide the following:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: 370243 1705 J

NUMBER OF LOTS AND DENSITY

	Detached	Attached
Total # of townhouse lots:		
Total # of single-family lots:	3	

Proposed density for each zoning district (UDO 1.5.2.F): 5.88
Total # of open space and/or common area lots: 0
Total # of requested lots: 3

SIGNATURE BLOCK

I hereby designate Wes Minton 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.

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.

Signature: _____ Date: 11/20/20
Printed Name: Wes Minton
Signature: _____ Date: _____
Printed Name: _____

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

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raleighnc.gov

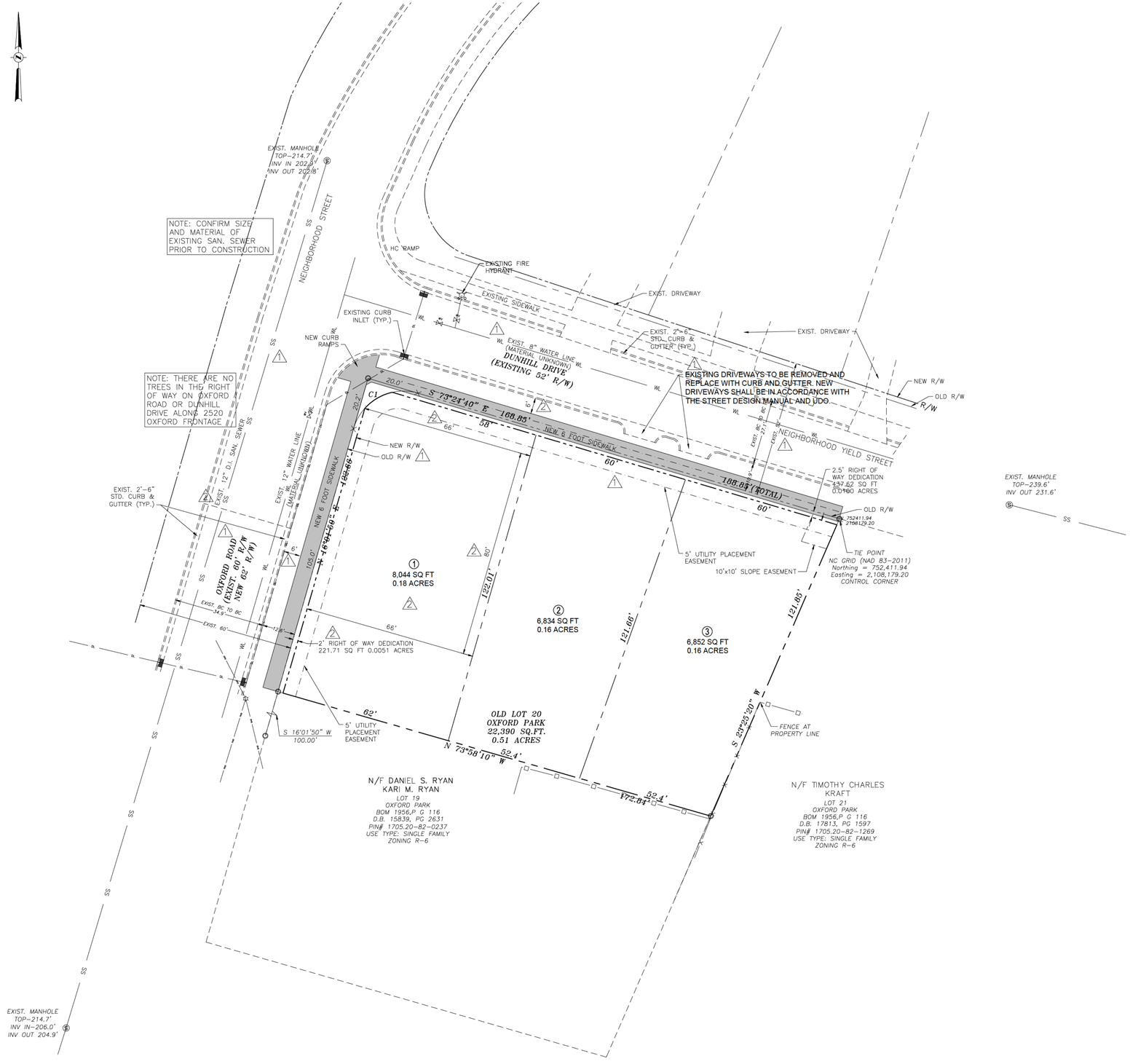
LEGEND

- Property Line
- Property Line (not surveyed)
- Center Line
- Old R/W line
- Right-of-Way Line
- Easement Line
- Drain Line
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- Vinyl Fence
- Wood Fence
- Aluminum Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- Computed Corner
- PK Nail
- Cable TV Box
- Telephone Box
- Power Box
- Light Pole
- Utility Pole
- Drop Inlet
- Utility Box
- Storm Drainage Manhole
- Curb Inlet
- Water Valve
- Fire Hydrant
- Existing Water Meter (3/4 " Service line)
- Sewer Manhole
- Existing Sewer Clean Out (4" service line)

EIP – Existing Iron Pipe
NIP – Iron Pipe Set
DB – Deed Book
PG – Page
R/W – Right of Way
TM – Tax Map
N/F – Now or Formerly
XXX – DENOTES ADDRESS

CURVE DATA

C1 — R=20.00' L=31.40' Delta=89°56'36"



PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40

TRANSPORTATION NOTES:

1. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSTION RADIUS AND NO CLOSER THA 3.5' FROM AN ADJACENT PROPERTY LINE.
3. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES 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.

Notes

1. **Survey information from Turning Point Surveying, PLLC Raleigh, NC.**
2. **Existing residence will be removed. Demolition permit will be required.**
3. **This lot is subject to UDO Section 2.2.7 Infill Rules.**
4. **Per Section 9.2.2.A.2.b.i subject to 4.a. of Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.**
5. **Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.**
6. **All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.**
7. **Sanitary Sewer extension on Dunhill Drive will require construction plan approval and recordation of City of Raleigh public sanitary sewer easement.**

Impervious Surface Summary

Allowable Impervious Surface Coverage R-6 Zoning = 51%

Gross Site Area = 22,390 Sq. ft.
R/W Dedication = 660 Sq. ft.
Net Site Area = 21,730 Sq. ft.

Required Right of Way Improvement Impervious
New Sidewalk Oxford Road (6 foot) = 800 Sq. ft.
New Sidewalk Dunhill Drive (6 foot) = 1,128 Sq. ft.
Total Right of Way Improvements Impervious = 1,928 Sq. ft.

Max. Impervious for Subdivision (no R/W Improvements) = 21,730 Sq. ft.x0.51 = 11,082 Sq. ft.

Actual Allowable Impervious = 11,082 Sq. ft. – 1,928 Sq. ft. = 9,154 Sq. ft.

Proposed Impervious Surface

	Area (Sq. Ft.)	Allowable Impervious @51% (Sq. Ft.)	Right of Way Improvement Impervious (Sq. Ft.)	Maximum Lot Impervious (Sq. Ft.)
Lot 1	8,044	4,102	1,208	2,895
Lot 2	6,834	3,485	360	3,125
Lot 3	6,852	3,494	360	3,134
		Total Proposed Lot Impervious		9,154 Sq. ft.

Site Data

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3700 Computer Drive
Raleigh, NC 27609
Contact: Wes Minton 919 601 4224

Street Address 2520 Oxford Road (inside City limits)

PIN 1705 82 0368

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NOTE: Per TC-5A-18 Primary Street Designation for New Lot 1 shall be Dunhill Drive

JOB NO. ?
DESIGN ARK
DRAWN MAT
CHECKED ARK
SCALE 1" = 20'
FILE Hodges Residence.dwg

REVISIONS:
1 REVISED PER COMMENTS 11/23/2020
1 REVISED PER CITY COMMENTS 1/11/2021

DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 Piney Plains Rd., Suite 200
CARY, N.C. 27518 • (919) 467-9972

2520 OXFORD ROAD

PRELIMINARY SUBDIVISION PLANS
RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SHEET 3 OF 6