



Administrative Approval Action

Case File / Name: SUB-0062-2022
DSLCL - LOT 3 BUDLEIGH EAST

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located to the south of Marchmont Street, to the east of Oberlin Road, and to the north of Fairview road, with a common street address of 2550 Oberlin Road.

REQUEST: This plan shows minor revisions to the previously approved Conventional subdivision of approximately 2.9 acres zoned R-10 and NX-3-UL to create 12 lots comprised of eight townhouse lots (#1-8), one common lot (#9) and three open lots (#10-12). This revision involves minor shifts to lots 1-9 and lots 10-12, recalculation and redistribution of impervious allocation and the addition of a cross access easement for the shared private drive. The sunset date for the plan is unchanged.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0035-2023: DSLCL - Site Permitting Review/Major [Signature Set]
ASR-0027-2023: DSLCL - Administrative Site Review [ASR]/Administrative Site Review

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 8, 2023 by JOHN A EDWARDS AND CO.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Include a copy of the revised Administrative Approval Action (AA) on the revised SPR plan set replacing the original AA.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry



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5. Show medium maturing street tree species in the planting strip along Fairview Road where the planting strip is between 3.5 feet and 5 feet wide.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Public Access Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

10. A public infrastructure surety for 30 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities



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1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 10 street trees along Marchmont Street, 13 street trees along Oberlin Road, and 7 street trees along Fairview Road for a total of 30 street trees.

The following are required prior to issuance of building occupancy permit:

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Final inspection of right of way street trees by Urban Forestry Staff.
3. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: January 6, 2026

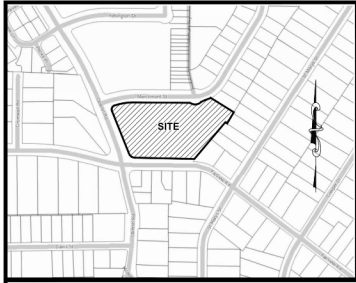
Record at least ½ of the land area approved.

5-Year Sunset Date: January 6, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 06/14/2023
Development Services Dir/Designee
Staff Coordinator: Rachel Smith



VICINITY MAP
(NOT TO SCALE)

SITE DATA TABLE

ZONING: R-10 CUD FWPOD = 2.67 AC. (116,460 S.F.)
NX-3-UL = 0.21 AC. (9,348 S.F.)

GROSS ACREAGE: 2.91 AC. (126,592 S.F.)

AREA IN OBERLIN ROAD R/W DEDICATION: 654 S.F. (0.015 AC.)
AREA IN FAIRVIEW ROAD R/W DEDICATION: 130 S.F. (0.003 AC.)

NET ACREAGE: 2.89 AC. (125,807 S.F.)
(AFTER OBERLIN ROAD & FAIRVIEW ROAD R/W DEDICATIONS)

SUBDIVISION MUST COMPLY ATANDADS OF UDO 2.2.3, 2.2.6, AND 3.2.8

FTDO (FREQUENT TRANSIT DEVELOPMENT OPTION) IS NOT BEING
UTILIZED FOR LOTS 1-9; HOWEVER, MAY BE UTILIZED WITH FUTURE
DEVELOPMENT OF LOTS 10-12

LOTS 1-9 (PROPOSED TOWNHOMES & COMMON AREA)

TOTAL ACREAGE: 42.156 S.F. (0.9678 AC.)

MAXIMUM DENSITY 1/3000SF (2.2,3,A,1) : 14 UNITS
PROPOSED DENSITY: 8 UNITS / 0.9678 AC. = 8.3 DU / AC.

PROPOSED IMPERVIOUS AREA: 0.70 AC.

REQUIRED AMENITY AREA: 4.216 S.F. (0.0968 AC.) = (10%)
PROVIDED AMENITY AREA: 4.791 S.F. (0.11 AC.) = (11.4%)

LOT 10 - OPEN LOT (FUTURE CONDOMINIUM / APARTMENTS)

ACREAGE: 45.349 S.F. (1.04 AC.)

FUTURE ALLOCATED IMPERVIOUS AREA: 0.87 AC.

REQUIRED AMENITY AREA: 4.535 S.F. (0.10 AC.) = (10%)
PROVIDED AMENITY AREA: (TO BE DETERMINED AT FUTURE SITE PLAN)

LOT 11 - OPEN LOT (FUTURE MIXED USE / CONDOMINIUM / APARTMENTS)

ACREAGE: 21,064 S.F. (0.48 AC.)

FUTURE ALLOCATED IMPERVIOUS AREA: 0.41 AC.

REQUIRED AMENITY AREA: 2,106 S.F. (0.048 AC.) = (10%)
PROVIDED AMENITY AREA: (TO BE DETERMINED AT FUTURE SITE PLAN)

LOT 12 - OPEN LOT (FUTURE CONDOMINIUM / APARTMENTS)

ACREAGE: 17,236 S.F. (0.3957 AC.)

FUTURE ALLOCATED IMPERVIOUS AREA: 0.31 AC.

REQUIRED AMENITY AREA: 1,724 S.F. (0.0396 AC.) = (10%)
PROVIDED AMENITY AREA: (TO BE DETERMINED AT FUTURE SITE PLAN)

INDEX

CE-1	COVER SHEET
CE-2	EXISTING CONDITIONS
CE-3	SUBDIVISION PLAN
CE-4	SUBDIVISION PLAN WITH BUILDINGS
CE-5	UTILITY PLAN
CE-6	GRADING / STORMWATER MANAGEMENT PLAN
CE-7	FIRE DEPARTMENT PLAN

SOLID WASTE SERVICES

DEVELOPERS HAVE REVIEWED AND ARE IN
COMPLIANCE WITH THE REQUIREMENTS SET
FORTH IN THE SOLID WASTE DESIGN MANUAL.
PRIVATE SERVICE TO BE PROVIDED.

LOT 3 BUDLEIGH EAST

PRELIMINARY SUBDIVISION

SUB-0062-2022

RALEIGH, NORTH CAROLINA

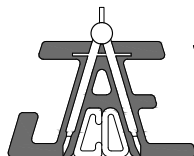
SEPTEMBER 2022
REVISED NOVEMBER 2022
REVISED MAY 2023

PREVIOUSLY APPROVED PRELIMINARY SUBDIVISION PLAN HAS BEEN REVISED. THE
LOT LINES FOR LOTS 1-9 HAVE VERY MINOR SHIFTS TO BETTER ACCOMMODATE
FUTURE TOWN HOME BUILDING PLANS AND LOTS 10-12 HAVE MORE EVIDENT SHIFTS TO
MEET THE PLANNED DENSITY FOR THOSE LOTS. THE IMPERVIOUS ALLOCATION HAS
BEEN RE-CALCULATED AND REDISTRIBUTED. NO INCREASE IN TOTAL IMPERVIOUS
FROM THE PREVIOUS APPROVAL.

ADDITIONALLY, A CROSS-ACCESS EASEMENT HAS BEEN ADDED FOR THE SHARED
PRIVATE DRIVE.

OWNER/DEVELOPER:
BEACON STREET BUDLEIGH LLC
PO Box 6474
Raleigh, N.C. 27628
919-785-1445
sdixon@beacon-street.com

CIVIL ENGINEER:
JAECO
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com



SITE DATA

OWNER: BEACON STREET BUDLEIGH LLC
PO BOX 6474
RALEIGH, NC 27628-6474

ADDRESS: 2550 OBERLIN ROAD
RALEIGH, NC 27608

PIN# 1704-29-3852

AREA: 126,592 S.F. (2,9061 AC.)

ZONING: R-10 & NX-3-UL

CURRENT USE: VACANT

REFERENCES: DB 18959, PG 2149
BM 2022, PG 386
WAKE COUNTY REGISTRY

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
AND / OR NCDOT STANDARDS AND
SPECIFICATIONS.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Place, Suite 600 • Raleigh, NC 27601 • (919) 996-2000



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.6). Please check the
appropriate review type and indicate the plan checklist document. Please email all documents and your preliminary
subdivision plans to info@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.3)	
<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/plan case number(s): SCOPE-0092-2022	
Development name (subject to approval): Lot 3 Budleigh East	
Property Address(es): 2550 Oberlin Road	
Recorded Deed PIN(s): 1704-29-3852	
What is your project type?	
<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<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: Beacon Street Budleigh LLC • Owner/Developer Name and Title: Scott Dixon	
Address: PO Box 6474, Raleigh NC 27628	
Phone #: (919) 785-1445	
Email: sdixon@beacon-street.com	
APPLICANT INFORMATION	
Company: John A. Edwards & Company	
Contact Name and Title: Johnny Edwards	
Address: 333 Wade Ave., Raleigh NC 27605	
Phone #: (919) 828-4428	
Email: johnny@jaeco.com	

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DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 2.91 Acres	
Zoning district (if more than one, provide acreage of each): R-10 = 2.67 AC. NX-3-UL = 0.21 AC.	
Overlay district: N/A	
Conditional Use District (CUD) Case # Z: N/A	
Board of Adjustment (BOA) Case # A: N/A	
STORMWATER INFORMATION	
Existing Impervious Surface (Acreage from UDO-0004-2000)	Proposed Impervious Surface: ac
Acres: 1.08	Square Feet: ac
House 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:	
Flood study: _____	
FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Attached: 8
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): R-10 (LOTS 1-6) 8 DU / 0.9678 AC = 8.3 DU/AC	
Total # of open space and/or common area lots: 1 (LOT 7)	
Total # of requested lots: 12	
SIGNATURE BLOCK	
I hereby designate <u>John Edwards & Company</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to establish plans on my behalf, and to represent me in any public meeting regarding this application.	
Free 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, adoption and subsequent policy, which states applications will expire after six consecutive months of inactivity.	
Signature: <u>Scott Dixon</u>	Date: <u>9/15/22</u>
Signature: <u>Scott Dixon</u>	Date: _____
Printed Name: _____	Date: _____

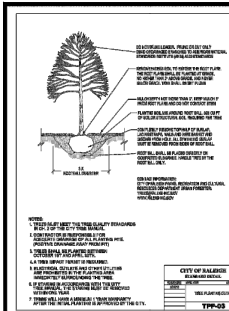
Please email your completed application to info@raleighnc.gov.

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BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	37.79	31.07	079°30'33"	35.60
C2	27.79	16.07	090°31'37"	24.43
C3	85.08	143.07	014°12'46"	84.87
C4	6.18	11.07	032°11'23"	6.17
C5	53.55	42.07	076°41'54"	49.64
C6	5.76	11.07	029°42'03"	5.63
C7	46.38	180.07	014°52'22"	46.24



FAIRVIEW ROAD STREETSCAPE - 290 LF

TREES PROVIDED: 7 SHADE TREES (40' OC)
TREES REQUIRED: 7 SHADE TREES

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE	MATURE	ROOT
TREES	QI					SP.		
6	Quercus lyrata	Highbeam Overcup Oak	3"	10'	40'-50'	35'-40'	BB	
1	Acer buergerianum	Trident Maple	3"	10'	25'-35'	20'-30'	BB	

NOTE: ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-03.

PROPOSED STREET TREE CALCULATION

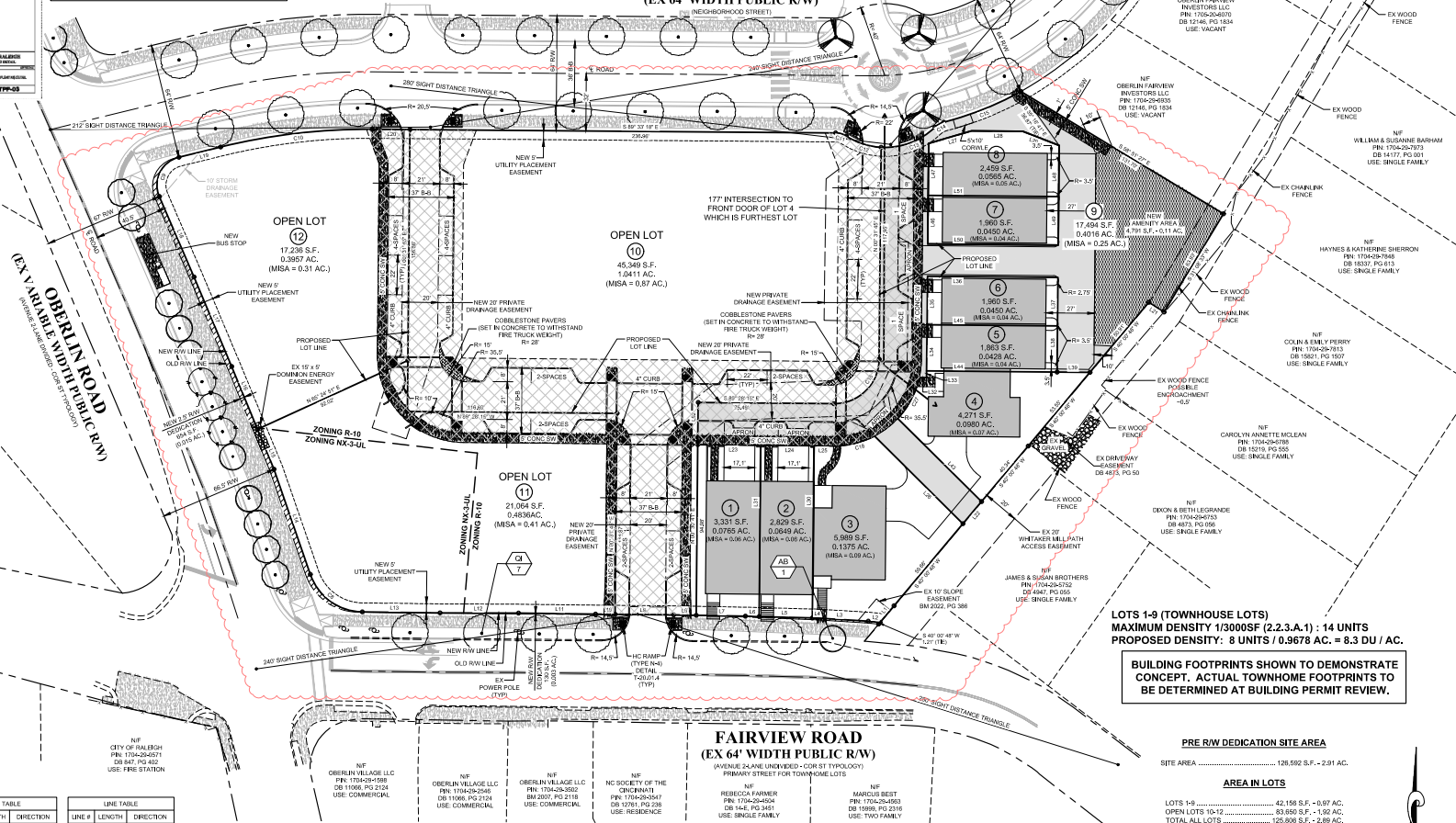
MARCHMONT STREET
ELIGIBLE FRONTAGE = 360'
REQUIRED TREES = 360 LF / 40' OC = 9 TREES REQUIRED
PROVIDED TREES = 10 PER SPR-0197-2021 (ELIMINATE 2 TREES)

OBERLIN ROAD
NO CHANGE FROM SPR-0197-2021

FAIRVIEW ROAD
NO POWER LINE ONLY TELECOMMUNICATIONS OVERHEAD (ELIMINATE 15 TREES FROM SPR-0197-2021 - ALL FRONTAGE)
ELIGIBLE FRONTAGE = 235'
REQUIRED TREES = 235 LF / 40' OC = 7 TREES REQUIRED
PROVIDED TREES = 7 TREES

NF
OBERLIN FARVIEW INVESTORS LLC
PIN: 170A-26-000
DB 12-04, PG 1034
USE: AMATEURS

MARCHMONT STREET (EX 64' WIDTH PUBLIC R/W)



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	62.11	S40° 00' 48"W	L10	23.06	N76° 13' 57"E	L19	27.50	N00° 31' 45"E
L2	6.80	N48° 11' 27"W	L11	23.06	N76° 13' 57"E	L20	27.50	N00° 31' 45"E
L3	28.39	N48° 31' 50"W	L12	21.07	S89° 33' 18"E	L21	27.50	N00° 31' 45"E
L4	2.82	N48° 28' 40"W	L13	10.09	N57° 06' 57"W	L22	27.50	N00° 31' 45"E
L5	29.59	N48° 28' 40"W	L14	26.50	S40° 00' 48"W	L23	27.50	N00° 31' 45"E
L6	7.68	N48° 28' 40"W	L15	35.03	S89° 28' 15"E	L24	27.50	N00° 31' 45"E
L7	27.32	N48° 57' 09"W	L16	26.50	S89° 28' 15"E	L25	27.50	N00° 31' 45"E
L8	12.64	N48° 57' 09"W	L17	24.42	N72° 51' 11"E	L26	27.50	N00° 31' 45"E
L9	32.94	N48° 28' 15"W	L18	26.50	S89° 28' 15"E	L27	27.50	N00° 31' 45"E
L10	53.95	N48° 28' 15"W	L19	26.50	S89° 28' 15"E	L28	27.50	N00° 31' 45"E
L11	42.80	N48° 18' 10"W	L20	27.50	S89° 28' 15"E	L29	27.50	N00° 31' 45"E
L12	43.71	N48° 44' 41"W	L21	27.50	S89° 28' 15"E	L30	27.50	N00° 31' 45"E
L13	43.24	N48° 17' 15"W	L22	27.50	S89° 28' 15"E	L31	27.50	N00° 31' 45"E
L14	61.87	N19° 02' 22"W	L23	27.50	S89° 28' 15"E	L32	27.50	N00° 31' 45"E
L15	24.10	N22° 23' 00"W	L24	27.50	S89° 28' 15"E	L33	27.50	N00° 31' 45"E
L16	37.74	N22° 23' 00"W	L25	27.50	S89° 28' 15"E	L34	27.50	N00° 31' 45"E
L17	54.00	N22° 52' 01"W	L26	27.50	S89° 28' 15"E			

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	38.00	31.00	070°13'00"	35.66	N41° 10' 20"W
C9	27.79	16.00	089°31'33"	24.43	N03° 28' 08"E
C10	65.00	343.00	014°12'46"	64.87	N03° 20' 19"E
C11	61.19	11.00	032°11'23"	61.10	S73° 27' 30"E
C12	20.65	40.00	029°39'00"	20.42	S72° 09' 28"E
C13	32.89	40.00	047°00'00"	31.97	N49° 29' 39"E
C14	6.70	11.00	032°10'28"	5.64	N00° 47' 14"E
C15	46.36	160.00	014°45'22"	46.23	N00° 10' 37"E
C16	39.27	25.00	089°51'22"	35.31	N43° 32' 34"E
C17	39.21	25.00	089°51'22"	35.31	S44° 32' 34"E
C18	24.79	45.00	039°00'00"	23.55	N76° 28' 41"E
C21	25.99	45.00	039°42'23"	25.68	N27° 53' 35"E

BLOCK PERIMETER
SITE IS EXEMPT FROM BLOCK PERIMETER PER 3.2.2.2.B AS SITE IS LESS THAN 3 ACRES FOR R-10 ZONING & LESS THAN 5 ACRES FOR NX ZONING.

NOTE:
PUBLIC IMPROVEMENTS ALONG FRONTS ARE SHOWN BASED ON SPR-0197-2021 WHICH WAS APPROVED ALONG WITH SUB-0054-2020

- TOWNHOME COMMON AREA LOT 9
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED COBBLESTONE PAVERS
- PROPOSED AMENITY AREA
- PROPOSED R/W DEDICATION
- PROPOSED CROSS ACCESS

LOT	AREA	PERCENT
LOT 1	1.331	0.004%
LOT 2	2.825	0.004%
LOT 3	5.069	0.003%
LOT 4	4.271	0.003%
LOT 5	1.883	0.003%
LOT 6	1.883	0.003%
LOT 7	1.883	0.003%
LOT 8	1.883	0.003%
LOT 9	1.883	0.003%
LOT 10	1.883	0.003%
LOT 11	1.883	0.003%
LOT 12	1.883	0.003%
LOT 13	1.883	0.003%
LOT 14	1.883	0.003%
LOT 15	1.883	0.003%
LOT 16	1.883	0.003%
LOT 17	1.883	0.003%
LOT 18	1.883	0.003%
LOT 19	1.883	0.003%
LOT 20	1.883	0.003%
LOT 21	1.883	0.003%
LOT 22	1.883	0.003%
LOT 23	1.883	0.003%
LOT 24	1.883	0.003%
LOT 25	1.883	0.003%
LOT 26	1.883	0.003%
LOT 27	1.883	0.003%
LOT 28	1.883	0.003%
LOT 29	1.883	0.003%
LOT 30	1.883	0.003%
LOT 31	1.883	0.003%
LOT 32	1.883	0.003%
LOT 33	1.883	0.003%
LOT 34	1.883	0.003%
LOT 35	1.883	0.003%
LOT 36	1.883	0.003%
LOT 37	1.883	0.003%
LOT 38	1.883	0.003%
LOT 39	1.883	0.003%
LOT 40	1.883	0.003%
LOT 41	1.883	0.003%
LOT 42	1.883	0.003%
LOT 43	1.883	0.003%
LOT 44	1.883	0.003%
LOT 45	1.883	0.003%
LOT 46	1.883	0.003%
LOT 47	1.883	0.003%
LOT 48	1.883	0.003%
LOT 49	1.883	0.003%
LOT 50	1.883	0.003%
LOT 51	1.883	0.003%
LOT 52	1.883	0.003%
LOT 53	1.883	0.003%
LOT 54	1.883	0.003%
LOT 55	1.883	0.003%
LOT 56	1.883	0.003%
LOT 57	1.883	0.003%
LOT 58	1.883	0.003%
LOT 59	1.883	0.003%
LOT 60	1.883	0.003%
LOT 61	1.883	0.003%
LOT 62	1.883	0.003%
LOT 63	1.883	0.003%
LOT 64	1.883	0.003%
LOT 65	1.883	0.003%
LOT 66	1.883	0.003%
LOT 67	1.883	0.003%
LOT 68	1.883	0.003%
LOT 69	1.883	0.003%
LOT 70	1.883	0.003%
LOT 71	1.883	0.003%
LOT 72	1.883	0.003%
LOT 73	1.883	0.003%
LOT 74	1.883	0.003%
LOT 75	1.883	0.003%
LOT 76	1.883	0.003%
LOT 77	1.883	0.003%
LOT 78	1.883	0.003%
LOT 79	1.883	0.003%
LOT 80	1.883	0.003%
LOT 81	1.883	0.003%
LOT 82	1.883	0.003%
LOT 83	1.883	0.003%
LOT 84	1.883	0.003%
LOT 85	1.883	0.003%
LOT 86	1.883	0.003%
LOT 87	1.883	0.003%
LOT 88	1.883	0.003%
LOT 89	1.883	0.003%
LOT 90	1.883	0.003%
LOT 91	1.883	0.003%
LOT 92	1.883	0.003%
LOT 93	1.883	0.003%
LOT 94	1.883	0.003%
LOT 95	1.883	0.003%
LOT 96	1.883	0.003%
LOT 97	1.883	0.003%
LOT 98	1.883	0.003%
LOT 99	1.883	0.003%
LOT 100	1.883	0.003%

LOTS 1-9 (TOWNHOUSE LOTS)
MAXIMUM DENSITY 1/3000SF (2.2.3.A.1) : 14 UNITS
PROPOSED DENSITY: 8 UNITS / 0.5678 AC. = 8.3 DU / AC.

BUILDING FOOTPRINTS SHOWN TO DEMONSTRATE CONCEPT. ACTUAL TOWNHOUSE FOOTPRINTS TO BE DETERMINED AT BUILDING PERMIT REVIEW.

PRE R/W DEDICATION SITE AREA
SITE AREA = 126,592 S.F. = 2.91 AC.

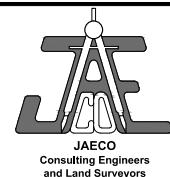
AREA IN LOTS
LOTS 1-9 REQUIRED = 42,156 S.F. = 0.97 AC.
OPEN LOTS 10-12 = 53,850 S.F. = 1.20 AC.
TOTAL ALL LOTS = 96,006 S.F. = 2.18 AC.

AREA IN R/W DEDICATION
RIGHT-OF-WAY DEDICATION = 784 S.F. = 0.02 AC.

AMENITY AREA / OPEN SPACE
LOTS 1-9 REQUIRED = 4,216 S.F. = 0.10 AC. (10%)
LOTS 1-9 PROVIDED = 4,791 S.F. = 0.11 AC. (11.4%)

IMPERVIOUS AREA CALCULATION
EXISTING (ALLOCATION FROM SUB-0054-2020) = 1.26 AC

PROPOSED LOTS 1-9 = 0.70 AC.
PROPOSED OPEN LOT 10 = 0.97 AC.
PROPOSED OPEN LOT 11 = 0.41 AC.
PROPOSED OPEN LOT 12 = 0.31 AC.
PROPOSED TOTAL = 2.39 AC.



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www.jaco.com

LOT 3 BUDLEIGH EAST

BEACON STREET BUDLEIGH LLC

LEGEND

- AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

GRAPHIC SCALE
1 inch = 30.0 feet

SUBDIVISION PLAN WITH BUILDINGS

Number	Description	Date
1	CITY OF RALEIGH REVIEW COMMENTS	10/19/22
2	CITY OF RALEIGH REVIEW COMMENTS	11/08/22
3	REV LOT 10-12 BOUNDARIES	03/28/23

Drawing Scale: 1" = 30'
Drawn By: JF
Checked By: JAE, JR
Date Issued: 09/12/23

CE-3

