

# 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)			
<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):			
Development name (subject to approval): 2115 BREWER STREET TOWNHOMES			
Property Address(es): <b>2115 BREWER STREET</b>			
Recorded Deed PIN(s): 1715-00-0538			
What is your project type?	<input 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	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
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 >>

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

**ZONING INFORMATION**

Gross site acreage: 0.261ac

Zoning districts (if more than one, provide acreage of each): R-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: 0.0 Square Feet: 10.00

Proposed Impervious Surface:

Acres: Square Feet:

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: No.

Flood study:

FEMA Map Panel #: 3720171500J AND 3720170500J DATED MAY 2, 2006

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: 3 Detached Attached

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F): 11.5

Total # of open space and/or common area lots: 0

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, Josh Crumpler, PE 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.

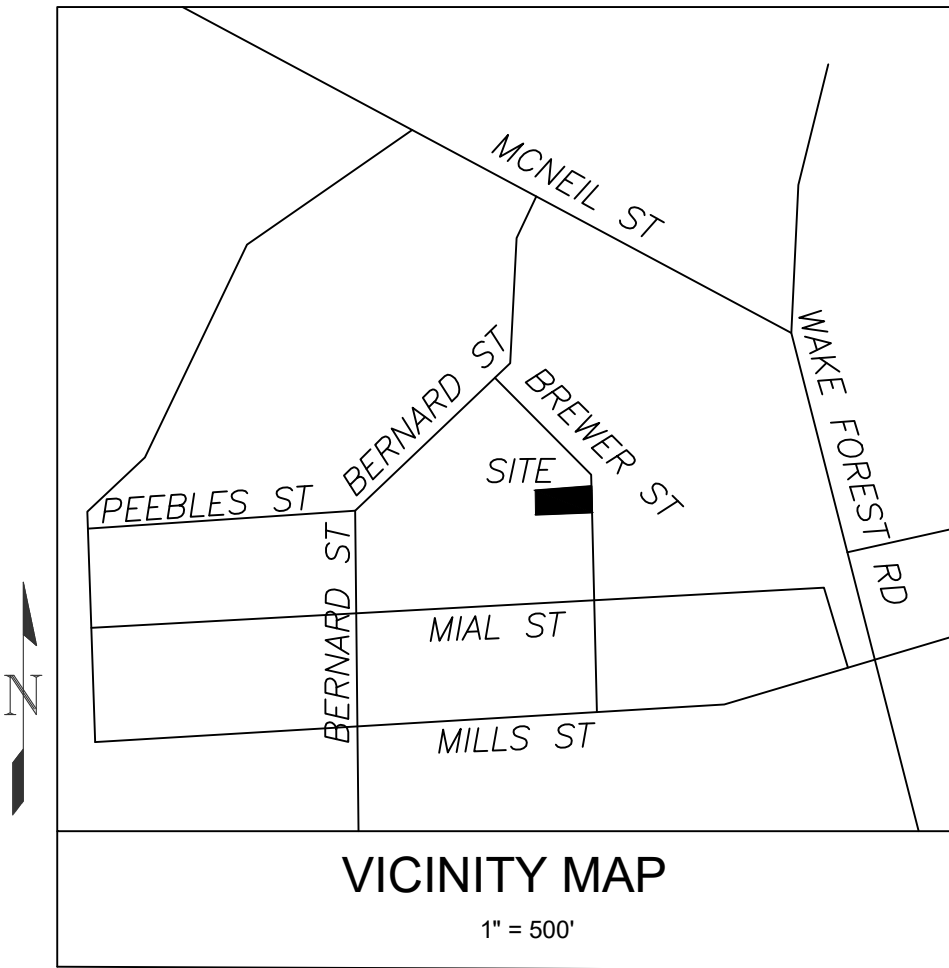
Signature:  Date: 8/30/2021

Printed Name: Mike Poupard

Signature: Date:

Printed Name:

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



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REVISION 02.19.21

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DEVELOPMENT TYPE • SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.261ac	
Zoning districts (if more than one, provide acreage of each): R-10	
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: 0.0 Square Feet: 10.00	Proposed Impervious Surface: Acres: Square Feet:
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: No Flood study: FEMA Map Panel #: 3720171500J AND 3720170500J DATED MAY 2, 2006	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 3	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F): 3,728SF/UNIT	
Total # of open space and/or common area lots: 0	
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>Josh Crumpler, 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>Mike Poupard</u>	Date: 8/30/2021
Printed Name: Mike Poupard	Date:
Signature:	Date:
Printed Name:	

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

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REVISION 02.19.21

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# SUBDIVISION PLANS FOR 2115 BREWER STREET TOWNHOMES 2115 BREWER STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0063-2021

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 RESIDENTIAL 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

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 06-30-21.
- 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 NUMBERS 3720171500J AND 3720170500J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- 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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
- ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC.1.5.12.E.2.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

## SHEET

C-1  
C-2  
C-3  
C-4  
  
C-5  
C-6  
D-1

## DESCRIPTION

COVER  
EXISTING CONDITIONS  
PROPOSED SUBDIVISION PLAN  
PROPOSED GRADING  
AND STORMWATER PLAN  
PROPOSED UTILITY PLAN  
PROPOSED LANDSCAPING PLAN  
DETAILS

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

**CRUMPLER**  
Consulting Services, PLLC

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

ISSUED FOR  
PERMITTING

DATE

10/20/21

11/24/21

02/01/22

02/25/22

DESCRIPTION

CITY OF RALEIGH COMMENTS

CITY OF RALEIGH COMMENTS

CITY OF RALEIGH COMMENTS

CITY OF RALEIGH COMMENTS

REV.

1

2

3

4

COVER

2115 BREWER STREET TOWNHOMES

2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21021

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 08/27/21

SCALE: N.T.S.

C-1

1 of 7



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EASEMENT
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE
	PROPOSED OUTDOOR AMENITY AREA

### SUMMARY INFORMATION

DEVELOPMENT NAME: 2115 BREWER STREET TOWNHOMES

SITE ADDRESS: 2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1715-00-0538

JURISDICTION: CITY OF RALEIGH  
EXISTING USE: SINGLE FAMILY  
PROPOSED USE: TOWNHOMES (3 BEDROOMS)  
CURRENT ZONING DISTRICT: R-10  
CURRENT OVERLAY DISTRICT: HI-MOUNT HISTORIC DISTRICT (NO DESIGN RESTRICTIONS)

TOTAL ACREAGE: 0.261 ACRES (11,381 SF)  
PROPOSED LOT 1: 0.089 ACRES (3,888SF)  
PROPOSED LOT 2: 0.068 ACRES (2,958 SF)  
PROPOSED LOT 3: 0.100 ACRES (4,337 SF)  
DEDICATED RIGHT OF WAY: 0.005 ACRES (198 SF)  
TOTAL NET ACREAGE: 0.256 ACRES (11,183 SF)

REQUIRED NET SITE AREA/UNIT: 3,000 SF (MIN.)  
PROVIDED NET SITE AREA/UNIT: 3,728 SF

REQUIRED OUTDOOR AMENITY AREA: 1,118 SF (MIN.)  
PROVIDED NET SITE AREA/UNIT: 1,218 SF

REQUIRED LOT WIDTH: 16' (MIN.)  
PROVIDED LOT WIDTH: 20' (MIN.)

BUILDING SETBACKS:  
PRIMARY STREET - 10'  
SIDE STREET - 10'  
SIDE SITE BOUNDARY - 6'  
REAR SITE BOUNDARY - 20'  
FROM ALLEY - 4' OR 20' (MIN.)  
INTERNAL BUILDING SEPARATION - 10'

PARKING SETBACKS:  
PRIMARY STREET - 20'  
SIDE STREET - 10'  
SIDE SITE BOUNDARY - 0'  
REAR SITE BOUNDARY - 3'  
FROM ALLEY - 4'

PRINCIPAL BUILDING HEIGHT - 45/3 STORIES (MAX.)

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 2,400LF\*\*  
\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:  
GRAYSON HOMES  
CONTACT: MIKE POUPARD  
5711 SIX FORKS RD  
RALEIGH, NC 27609  
(919) 578-6222

ENGINEER:  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSH CRUMPLER, PE  
2308 RIDGE ROAD  
RALEIGH, NC 27612  
(919) 413-1704

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BREWER STREET  
50' PUBLIC RW  
NEIGHBORHOOD YIELD

TYPICAL PARKING EXHIBIT

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Consulting Services, PLLC

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### ISSUED FOR PERMITTING

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### SUBDIVISION PLAN

2115 BREWER STREET TOWNHOMES

2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21021

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 08/27/21

SCALE: 1" = 10'

C-3