

# 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	<b>Cottage Court</b>
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): <b>SCOPE-0097-2020</b>			
Development name (subject to approval): Powell Driftwood Cottages			
Property Address(es): <b>709 Powell Dr</b>			
Recorded Deed PIN(s): 0783594634, 0783595762			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input checked="" type="checkbox"/> Other: <u>Cottage Court</u>

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: MBBP Realty, LLC	Owner/Developer Name and Title: Matthew Blankenship
Address: 506 Pace St Raleigh, NC 27604	
Phone #: 919-414-0172	Email: meblankinship@nc.rr.com
APPLICANT INFORMATION	
Company: Redeeming Development Group, LLC	Contact Name and Title: Christopher Hodges
Address: 5319 Collingswood Dr Raleigh NC, 27609	
Phone #: 919-210-0079	Email: chris@redeeminghomes.co

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

Gross site acreage: 1.70 ac.

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district: SRPOD

Inside City limits?  Yes  No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0.2 AC Square Feet: \_\_\_\_\_

Proposed Impervious Surface:

Acres: N/A Square Feet: \_\_\_\_\_Neuse River Buffer  Yes  NoWetlands  Yes  NoIs this a flood hazard area?  Yes  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: 10 Cottage Court

Proposed density for each zoning district (UDO 1.5.2.F): N/A Cottage Court

Total # of open space and/or common area lots: 1

Total # of requested lots: 11 Lots

**SIGNATURE BLOCK**

I hereby designate Jason G. Meadows, P.E. 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:

9/25/2020

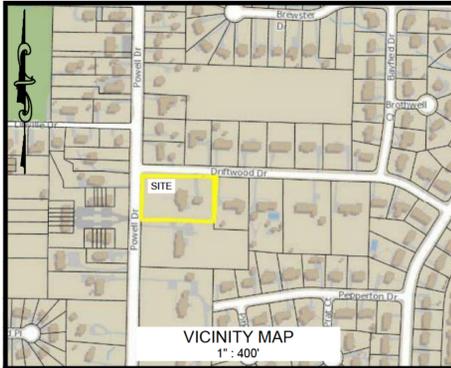
Printed Name: Matthew Blainkinship, Member Manger

Signature:

Date:

Printed Name:

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



# POWELL & DRIFTWOOD COTTAGES

## PRELIMINARY SUBDIVISION PLANS SUB-XXXX-2020

### RALEIGH, NORTH CAROLINA

OCTOBER 1, 2020

SITE DATA	
PROPERTY OWNER:	MBBP REALTY, LLC, WILLIAM H. PRUDEN IV 2123 N. OLD CARRIAGE RD. ROCKY MOUNT, NC 27804
SITE ADDRESS:	709 POWELL DRIVE & 4411 DRIFTWOOD DRIVE
SITE AREA: EXISTING:	73,969 SF - 1.70 AC.
AFTER R/W DEDICATION:	72,845 SF - 1.67 AC.
REQUIRED SITE AREA:	7,260 SF x 10 UNITS = 72,260 SF
WAKE COUNTY PIN #:	0783594634, 0783595762
ZONING DISTRICT:	R-4
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	COTTAGE COURT
STREET CLASSIFICATION:	POWELL DRIVE - AVENUE 2-LANE UNDIVIDED DRIFTWOOD DRIVE - NEIGHBORHOOD YIELD
STREETScape REQUIRED:	8' TREE LAWN 6' SIDEWALK
STREETScape PROVIDED:	POWELL DR. EXISTING ~4.5' TREE LAWN EXISTING 5' SIDEWALK (* APPLICANT TO PAY FEE-IN-LIEU FOR 1' OF SIDEWALK WIDTH) DRIFTWOOD DR. *APPLICANT TO PAY FEE-IN-LIEU FOR 1' SIDEWALK ALONG POWELL DR. AND 6' SIDEWALK ALONG DRIFTWOOD DR. FRONTAGE
REQUIRED PARKING:	1 SPACE PER UNIT TOTAL REQUIRED = 10 SPACES
PROVIDED PARKING:	10 SPACES PROVIDED (TO BE DEMONSTRATED AT PLOT PLAN)
REQUIRED COURTYARD:	3,250 SF + (6) 850 SF = 8,350 SF
PROVIDED PARKING:	8,494 SF (MIN. 40' @ 15' SITE DEPTH & 20' MIN. WIDTH)

#### INDEX

CE-1	EXISTING CONDITIONS & DEMOLITION PLAN
CE-2	SUBDIVISION PLAN
CE-3	SITE PLAN
CE-4	UTILITY PLAN
CE-5	GRADING AND DRAINAGE PLAN
LA-1	LANDSCAPE PLAN

UDO SEC. 8.3 APPLICABILITY

**BLOCK PERIMETER**  
IN ACCORDANCE WITH 8.3.2.A.1.b. BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE ACREAGE OF 1.67 ACRES WITHIN R-4 ZONING DISTRICT.

**CROSS ACCESS**  
IN ACCORDANCE WITH 8.3.5.D.5.a. CROSS ACCESS IS NOT APPLICABLE DUE TO THE PRESENCE OF EXISTING DETACHED BUILDING TYPES LOCATED ON THE ADJACENT PROPERTIES.

**DEVELOPER:**

**REDEEMING DEVELOPMENT GROUP, LLC**

618 Cumberland St.  
Raleigh, NC 27610  
919-630-1858  
coburn.murray@me.com

**CIVIL ENGINEER:**



**WAKE LAND DESIGN, PLLC**

NC LICENSE P-1839  
PHONE: 919-889-2614  
EMAIL: JASON@WAKELANDDESIGN.COM  
P.O. BOX 418  
CLAYTON, NC 27528

**TREE CONSERVATION EXEMPTION**  
THE TOTAL SITE AREA IS LESS THAN 2 ACRES THEREFORE IS EXEMPT FROM TREE CONSERVATION PER UDO SEC. 9.1.2

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

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

**SOLID WASTE INSPECTIONS STATEMENT**  
THIS DEVELOPMENT WILL UTILIZE ROLL OUT TRASH AND RECYCLING CONTAINERS TO BE STORED WITHIN THE GARAGES PER CITY OF RALEIGH SOLID WASTE MANUAL

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Nause 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: Aluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	

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Signature:	Date: 9/26/2020
Printed Name: Matthew Blankenship, Member Manager	
Signature: _____	Date: _____
Printed Name: _____	

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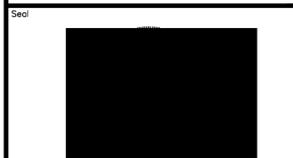
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WAKE LAND DESIGN, PLLC  
 CIVIL ENGINEERING  
 PROJECT MANAGEMENT  
 LAND PLANNING  
 RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839  
 PHONE: 919-889-2614  
 EMAIL: JASON@WAKELANDDESIGN.COM  
 P.O. BOX 418  
 CLAYTON, NC 27528



Subconsultants

Client  
**REDEEMING DEVELOPMENT GROUP, LLC**  
 618 CUMBERLAND ST.  
 RALEIGH, NC 27610

Project  
**POWELL & DRIFTWOOD COTTAGES**

Process  
**PRELIMINARY SUBDIVISION**

Revisions		
Number	Description	Date

Approvals

Drawing Title  
**SUBDIVISION PLAN**

Sheet Number  
**CE-2**

Date Issued 10/1/2020

