

# 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): Poole Road Townhomes			
Property Address(es): <b>3017 &amp; 3025 POLE ROAD</b>			
Recorded Deed PIN(s): 1723168531, 1723260530			
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: _____

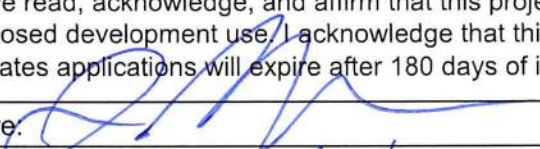
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Concept 8 Holdings, LLC	Owner/Developer Name and Title: Shawn Donovan, Member Manager
Address: 307 S. Salem Street Apex, NC 27502	
Phone #: 919-601-5087	Email: shawn@concepteight.com
APPLICANT INFORMATION	
Company: RDU Consulting, PLLC	Contact Name and Title: Jason G. Meadows, P.E.
Address: P.O. Box 418 Clayton, NC 27528	
Phone #: 919-889-2614	Email: jason@rduconsulting.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 2.55 AC	
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: <u>0.36 AC</u> Square Feet: <u>15,680 SF</u>	Proposed Impervious Surface: Acres: <u>1.49 AC</u> Square Feet: <u>64,900 SF</u>
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: _____ Flood study: _____ FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: <u>33</u>	Detached Attached
Total # of single-family lots: <u>33</u>	
Proposed density for each zoning district (UDO 1.5.2.F): <u>12.94 UNITS/AC</u>	
Total # of open space and/or common area lots: <u>1</u>	
Total # of requested lots: <u>34</u>	

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>Jason G. Meadows</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: 	Date: <u>10/10/2022</u>
Printed Name: <u>Jason G. Meadows</u>	
Signature:	Date:
Printed Name:	

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



VICINITY MAP  
1" = 400'

# POOLE ROAD TOWNHOMES SUBDIVISION PLANS SUB-XXXX-2022 RALEIGH, NORTH CAROLINA

OCTOBER 10, 2022

See SCOPE-0120-2021 (3017 Poole Rd  
2746460 Raleigh, NC 27610)-DLS

SITE DATA	
PROPERTY OWNER/DEVELOPER:	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. SUITE 200 APEX, NC 27502
SITE ADDRESS:	3017 & 3025 POOLE ROAD
SITE AREA:	GROSS: 2.55 AC. (111,216 SF) RIGHT-OF-WAY DEDICATION: 0.22 AC. (9,655 SF) NET: 2.33 AC. (101,561 SF)  REQUIRED SITE AREA PER UNIT: 3,000 SF PROVIDED SITE AREA PER UNIT: 3,075 SF
WAKE COUNTY PIN #:	1723168531, 1723260530
ZONING DISTRICT:	R-10
EXISTING USE:	DETACHED - SINGLE FAMILY
PROPOSED USE:	TOWNHOME BUILDING TYPE
STREET CLASSIFICATION:	POOLE ROAD - AVENUE 4-LANE UNDIVIDED
PROVIDED PARKING:	65 SPACES INCLUDING 3 VAN HANDICAP ACCESSIBLE SPACES
AMENITY AREA REQUIRED:	TOTAL: 10,156 SF (10%)
PROVIDED:	TOTAL: 10,500 SF (10.3%)
REQUIRED TCA:	2.33 AC. X 10% = 0.233 AC
PROVIDED TCA:	0.27 AC. (11.6%)

**DEVELOPER:**  
**CONCEPT 8 HOLDINGS, LLC**  
307 S. Salem St. Suite 200  
Apex, NC 27502  
919-601-5078  
shawn@concepteight.com

**CIVIL ENGINEER:**  
**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425  
PHONE: 919-889-2614  
EMAIL: JASON@RDUCONSULTING.COM  
P.O. BOX 418  
CLAYTON, NC 27528

## INDEX

CE-1.0	BOUNDARY AND TOPOGRAPHIC SURVEY
CE--1.1	DEMOLITION PLAN
CE-2.1	SUBDIVISION PLAN
CE-2.2	SITE LAYOUT PLAN
CE-3	UTILITY PLAN
CE-4.0	GRADING AND DRAINAGE PLAN
CE-4.1	STORMWATER MANAGEMENT PLAN
LA-1	LANDSCAPE PLAN
TCA-1	TREE CONSERVATION PLAN
TCA-2	TREE CONSERVATION DETAILS

**UDO SEC. 8.3.2.A BLOCK PERIMETER**  
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS IX. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 2.55 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR IX- ZONING.

**UDO SEC. 8.3.5.D.5.B.i CROSS ACCESS**  
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO THE PRESENCE OF AN EXISTING DETACHED BUILDING TYPE TO THE NORTH AND EAST, AND IMPROVEMENTS WHICH EXCEED THE LAND VALUE OF THE PARCEL TO THE WEST.

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**  
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE MANUAL. RESIDENTS SHALL UTILIZE THE GARBAGE AND RECYCLING DUMPSTERS LOCATED ON SITE, BE COLLECTED BY CITY OF RALEIGH SOLID WASTE.

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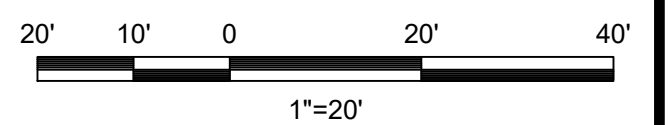
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Printed Name: <u>Jason G. Meadows</u>	Date: _____
Signature: _____	Date: _____
Printed Name: _____	Date: _____

Page 2 of 2

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**LEGEND**

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EPK EXISTING PK NAIL
- ECM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- CP COMPUTED POINT
- RCP REINFORCED CONCRETE PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- ⊕ PROPOSED INSERTION VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ PROPOSED WATER VALVE
- ⊕ EXISTING WATER REDUCER
- ⊕ PROPOSED WATER REDUCER
- ⊕ EXISTING WATER METER
- ⊕ PROPOSED WATER METER
- ⊕ EXISTING HOT BOX
- ⊕ PROPOSED HOT BOX
- ⊕ EXISTING MANHOLE
- ⊕ PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE



**Revisions**

Number	Description	Date

Drawing Title

**SUBDIVISION PLAN**

Sheet Number

**CE-2.0**

Date Issued 10/10/2022

RALEIGH CLUB DR.  
 22' ACCESS EASEMENT  
 BM 1989 PG 414

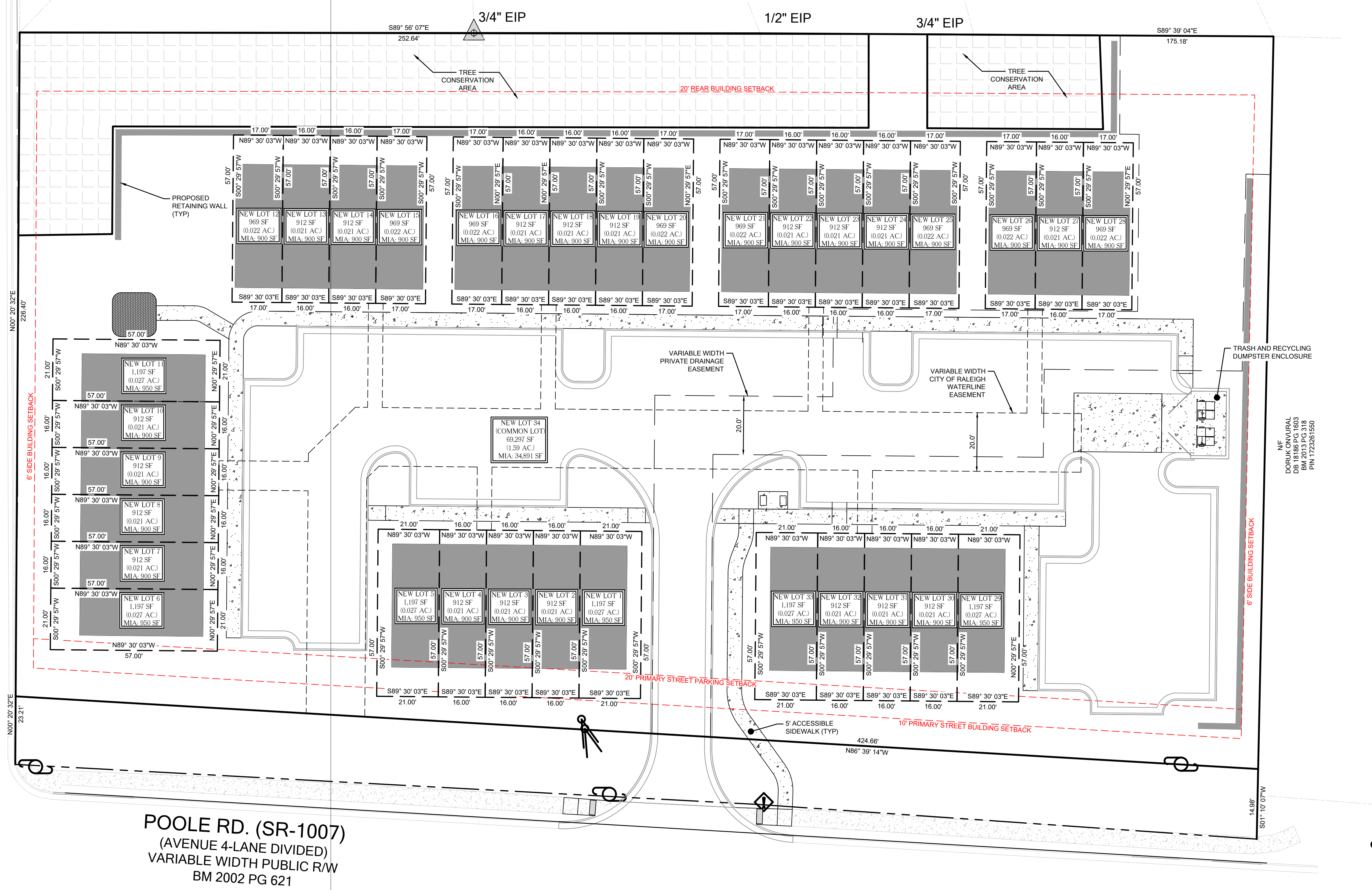
N/F  
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 DB 18167 PG 1436  
 BM 1979 PG 919  
 PIN 1723168669

N/F  
 PRESTIGE HOME SOLUTIONS, LLC  
 DB 18167 PG 1433  
 BM 1980 PG 534  
 PIN 1723168689

N/F  
 PRESTIGE HOME SOLUTIONS, LLC  
 DB 18167 PG 1433  
 BM 1980 PG 534  
 PIN 1723168760

N/F  
 COMPASS PROPERTY GROUP, LLC  
 DB 17448 PG 1090  
 BM 1979 PG 919  
 PIN 1723260741

N/F  
 COMPASS PROPERTY GROUP, LLC  
 DB 17448 PG 1090  
 BM 1979 PG 919  
 PIN 1723260741



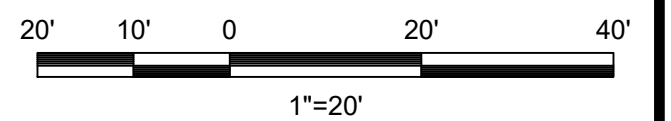
**POOLE RD. (SR-1007)**  
 (AVENUE 4-LANE DIVIDED)  
 VARIABLE WIDTH PUBLIC R/W  
 BM 2002 PG 621

**ST GEORGE RD.**  
 60' PUBLIC R/W  
 BM 1995 PG 329

NC GRID  
 NAD 83 (2011)

**LEGEND**

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- - - PROPOSED STORM DRAINAGE LINE
- ⊕ PROPOSED AMENITY AREA



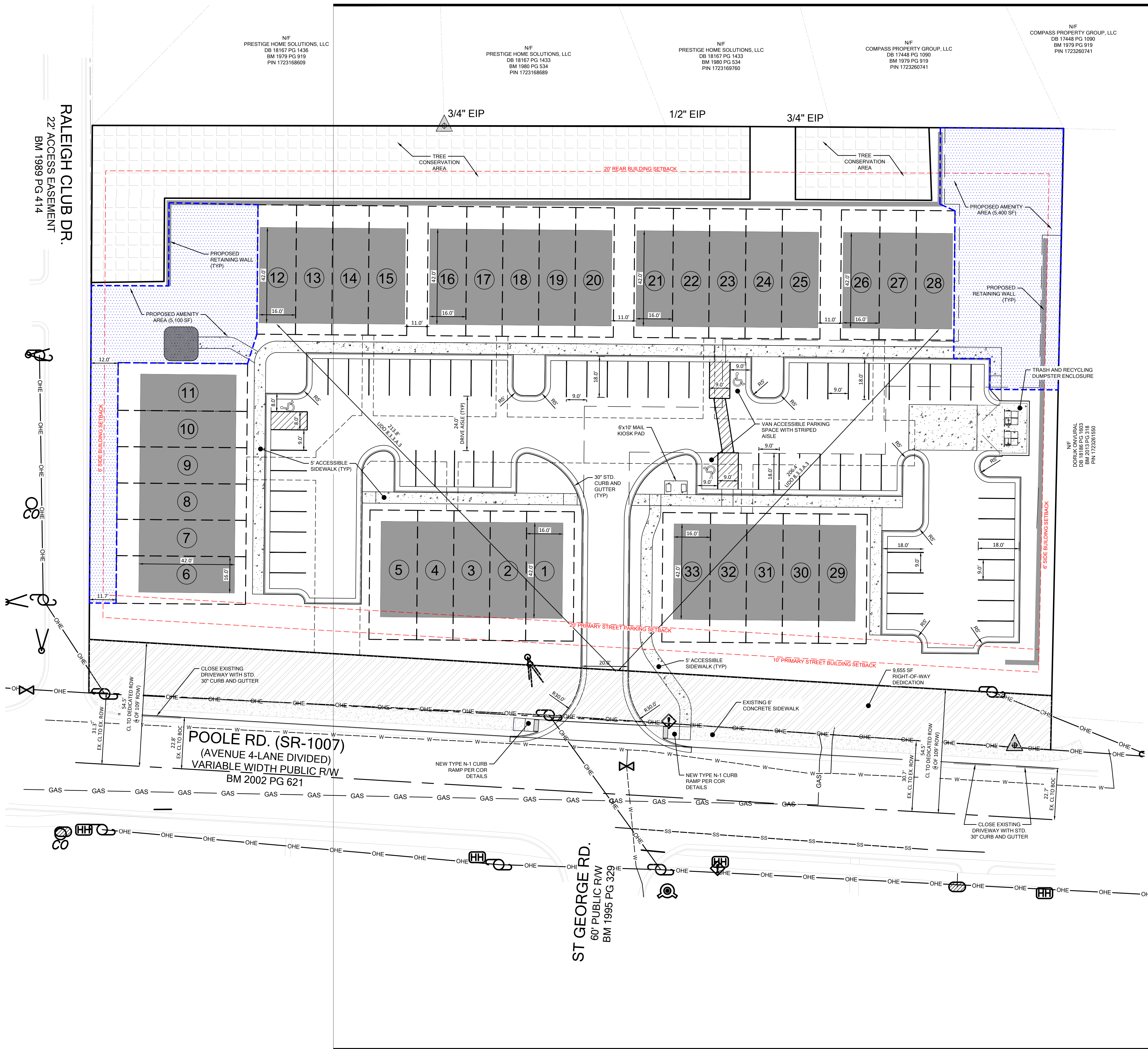
**Revisions**

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Drawing Title  
**SITE LAYOUT PLAN**

Sheet Number  
**CE-2.1**

Date Issued 10/10/2022



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 N/F PRESTIGE HOME SOLUTIONS, LLC DB 18167 PG 1433 BM 1980 PG 534 PIN 1723168689  
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 N/F COMPASS PROPERTY GROUP, LLC DB 17448 PG 1090 BM 1979 PG 919 PIN 1723260741  
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RALEIGH CLUB DR.  
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 (AVENUE 4-LANE DIVIDED)  
 VARIABLE WIDTH PUBLIC R/W  
 BM 2002 PG 621

**ST GEORGE RD.**  
 60' PUBLIC R/W  
 BM 1995 PG 329



NO GRID  
 AND IS (2011)