

# 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).

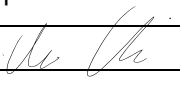
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
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 Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

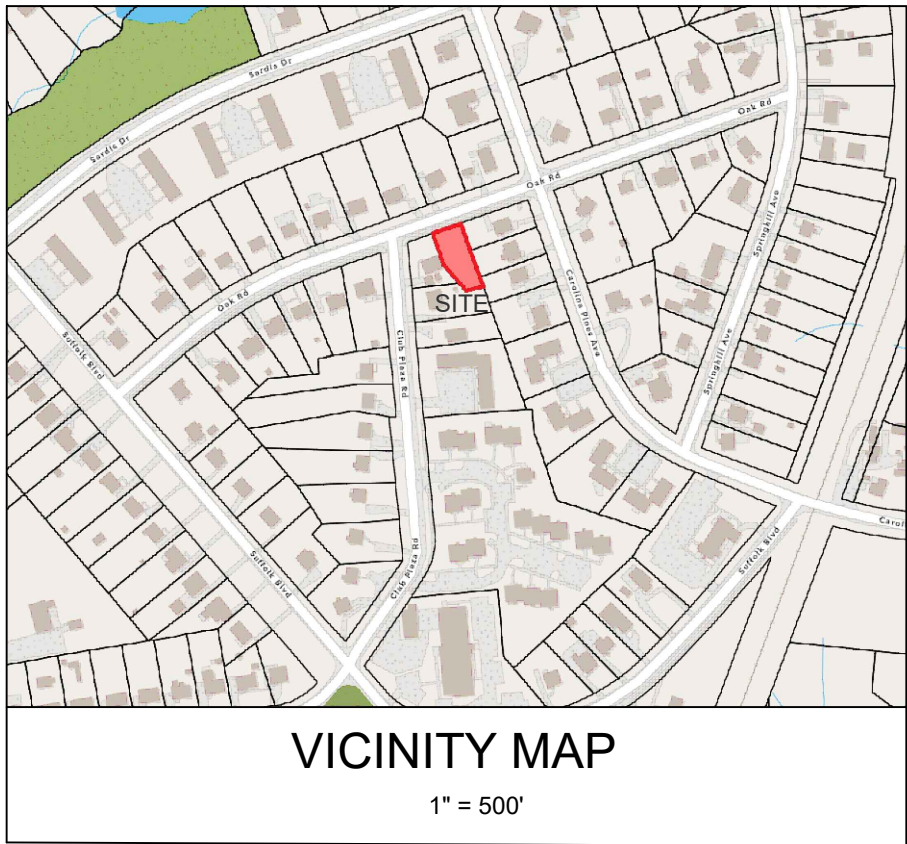
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits?      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: _____
Neuse River Buffer      Yes      No	Wetlands      Yes      No
Is 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:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
<p>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.</p> <p>I, _____ 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.</p> <p>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.</p>	
Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

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



# SUBDIVISION PLANS FOR OAK ROAD-2 LOT SUBDIVISION 707 OAK ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2022

PREPARED FOR:  
ARYA ASGARI  
286 HOGANS VALLEY WAY  
CARY, NC 27513-6010

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.

#### SHEET

C-1  
C-2  
C-3  
C-4  
  
D-1

#### DESCRIPTION

COVER  
EXISTING CONDITIONS  
SUBDIVISION & LANDSCAPING PLAN  
UTILITY, GRADING  
AND STORMWATER 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 27612  
Raleigh, North Carolina  
Ph. 919-413-1704  
P-1533

ISSUED FOR  
PERMITTING

DATE

DESCRIPTION

REV.

COVER

OAK ROAD-2 LOT SUBDIVISION

707 OAK ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22037

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/20/22

SCALE: N.T.S.

C-1

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#### Preliminary Subdivision Application Planning and Development

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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):OAK ROAD-2 LOT SUBDIVISION

Property Address(es): 707 Oak Road

Recorded Deed PIN(s):1702-17-3204

What is your project type? ☒ Single family ☐ Townhouse ☐ Attached houses ☐ Apartment ☐ Non-residential ☐ Other: \_\_\_\_\_

#### CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company:Chip Glass LLC Owner/Developer Name and Title:Arya Asgari-Owner

Address:286 Hogans Valley Way, Cary, NC 27513

Phone #919-434-9848

Email:arya.asgari@gmail.com

#### APPLICANT INFORMATION

Company:Crumpler Consulting Service Contact Name and Title:Josh Crumpler, PE-Engineer

Address:2308 Ridge Road, Raleigh, NC 27612

Phone #919-413-1704

Email:josh@crumplerconsulting.com

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

##### ZONING INFORMATION

Gross site acreage:0.19ac/8,284sf

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

Overlay district: Inside City limits? ☒ 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:

Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☐ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #: 3720170200K DATED JULY 19, 2022.

##### NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots:2

Proposed density for each zoning district (UDO 1.5.2.F): 4,142sf/unit

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

Total # of requested lots:2

##### 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, Arya Asgari 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:11/1/2022

Printed Name:Arya Asgari (President of Chip Glass LLC)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

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LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

TREE CONSERVATION AND LANDSCAPING NOTES:

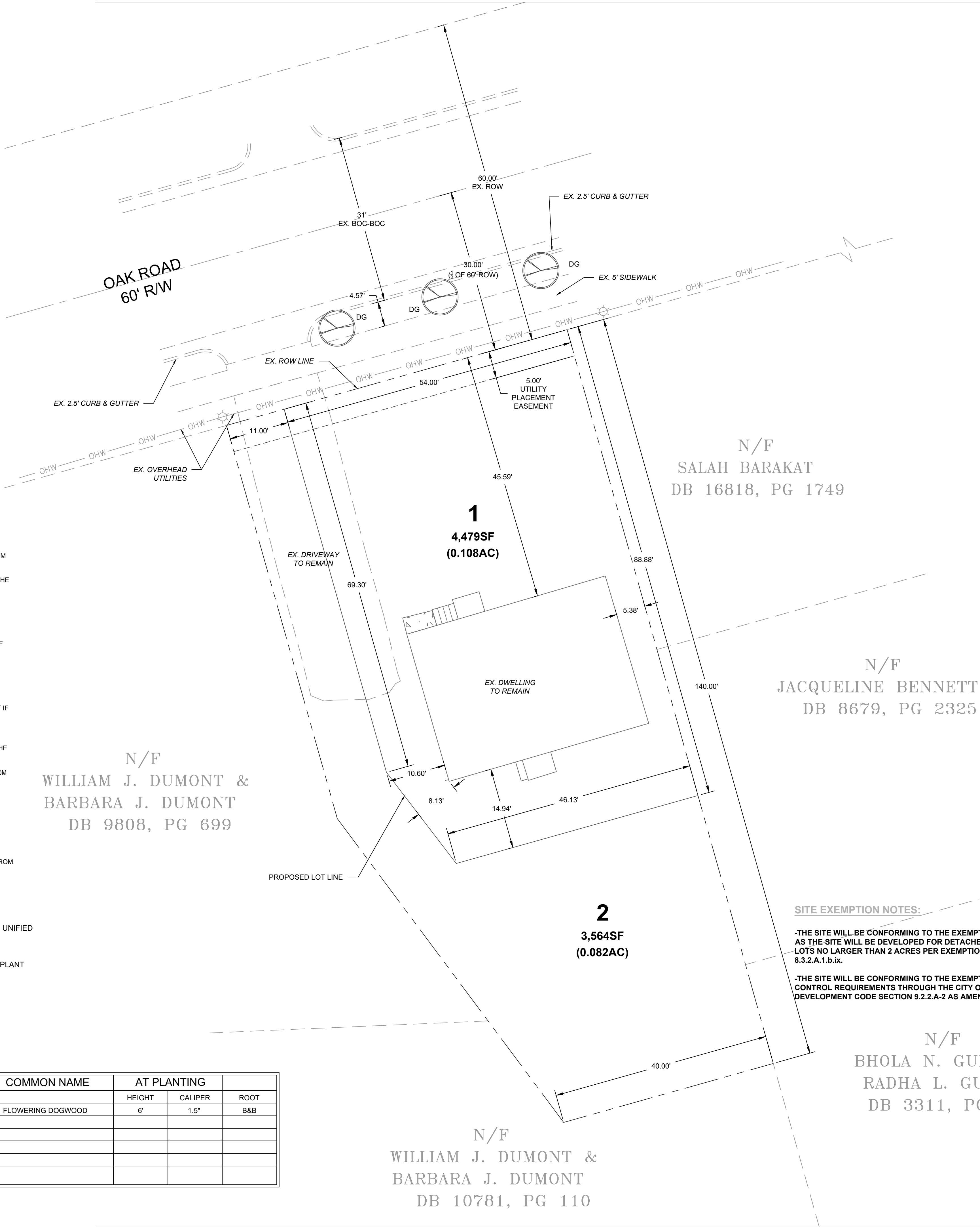
-THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.

-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

OAK ROAD (NEIGHBORHOOD YIELD STREETSCAPE)  
REQUIREMENT: 1 TREE PER 20LF=65LF/20LF=3 TREES  
PROVIDED: 3 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		
		UNDERSTORY TREES		HEIGHT	CALIPER	ROOT
DG	3	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B



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 STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

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

SUMMARY INFORMATION

DEVELOPMENT NAME: OAK ROAD-2 LOT SUBDIVISION

SITE ADDRESS: 707 OAK ROAD  
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1702-17-3204

JURISDICTION: CITY OF RALEIGH  
EXISTING USE: VACANT  
PROPOSED USE: SINGLE FAMILY  
CURRENT ZONING DISTRICT: R-4

TOTAL ACREAGE: 0.19 ACRES (8,284 SF)  
19REQUIRED LOT AREA: 2,500SF  
PROPOSED LOT 1: 4,479SF/0.108AC  
PROPOSED LOT 2: 3,564SF/0.082AC

REQUIRED LOT WIDTH: 48' (MIN.)  
PROVIDED LOT WIDTH: 54' (MIN.)  
REQUIRED LOT DEPTH: 70' (MIN.)  
PROVIDED LOT DEPTH: 88' (MIN.)

REQUIRED FLAG LOT WIDTH: 10' (MIN.)  
PROVIDED FLAG LOT WIDTH: 11' (MIN.)  
REQUIRED FLAG LOT DEPTH: 70' (MIN.)  
PROVIDED FLAG LOT DEPTH: 70' (MIN.)

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 3,460LF\*\*  
\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

PROPOSED IMPERVIOUS SURFACE LOT 1: 1,552SF  
PROPOSED IMPERVIOUS SURFACE LOT 2: 466SF

OWNER/DEVELOPER:  
ARYA ASGARI  
286 HOGANS VALLEY WAY  
CARY, NC 27513-6010

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

ISSUED FOR PERMITTING

DATE

DESCRIPTION

REV.

SUBDIVISION AND LANDSCAPING PLAN

OAK ROAD-2 LOT SUBDIVISION

707 OAK ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22037

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/20/22

SCALE: 1" = 10'

C-3

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