

Preliminary Subdivision Application

Site Review

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.

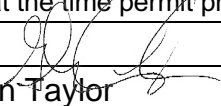
| DEVELOPMENT OPTIONS (UDO Chapter 2) | | | | |
|---|--|---|---|-------------------------------------|
| <input type="checkbox"/> Conventional Subdivision | <input type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development | | |
| <input type="checkbox"/> Cottage Court | <input type="checkbox"/> Flag lot | <input checked="" type="checkbox"/> Frequent Transit Development Option | | |
| <i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i> | | | | |
| GENERAL INFORMATION | | | | |
| Scoping/sketch plan case number(s): | | | | |
| Development name (subject to approval): Raleigh Modern Townhouse | | | | |
| Property Address(es): 2726 Milburnie Rd | | | | |
| Recorded Deed PIN(s): 1714916526 | | | | |
| Building type(s): | <input type="checkbox"/> Detached House | <input type="checkbox"/> Attached House | <input checked="" type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment |
| <input type="checkbox"/> General Building | <input type="checkbox"/> Mixed Use Building | <input type="checkbox"/> Civic Building | <input type="checkbox"/> Open Lot | <input type="checkbox"/> Tiny House |

| CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION | |
|---|---|
| Current Property Owner(s) Names: Eileen Z and Glenn M Taylor | |
| Company: | Title: |
| Address: 3206 Cobblestone Ct Raleigh, NC 27607 | |
| Phone #: 919-961-5308 | Email: rhinositedevelopers@gmail.com |
| Applicant Name (If different from owner. See "who can apply" in instructions): | |
| Relationship to owner: | <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder |
| Company: Rhino Site Developers LLC | Address: 3206 Cobblestone Ct Raleigh, NC 27607 |
| Phone #: 919-961-5308 | Email: Rhinositedevelopers@gmail.com |
| NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. | |
| Developer Contact Names: Glenn Taylor (**OWNER AND DEVELOPER ARE ONE IN THE SAME) | |
| Company: Rhino Site Developers LLC | Title: Managing Manager |
| Address: 3206 Cobblestone Ct Raleigh, NC 27607 | |
| Phone #: 919-961-5308 | Email: rhinositedevelopers@gmail.com |

| DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION | | | |
|--|---|--|--|
| Gross site acreage: 0.31 | | | |
| Zoning districts (if more than one, provide acreage of each): R-6 | | | |
| Overlay district(s): N/A | Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Historic District/Landmark: N/A <input type="checkbox"/> | |
| Conditional Use District (CUD) Case # Z- | Board of Adjustment Case # BOA- | Design Alternate Case # DA- | |

| STORMWATER INFORMATION | |
|---|--|
| Imperious Area on Parcel(s): Existing (sf) <u>2404</u> Proposed total (sf) <u>2965</u> | Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>2775</u> Proposed total (sf) <u>3523</u> |

| NUMBER OF LOTS AND DENSITY | | |
|---|-----------------------------|---|
| # of Detached House Lots: | # of Attached House Lots: 2 | # of Townhouse Lots: |
| # of Tiny House Lots: | # of Open Lots: | # of Other Lots (Apartment, General, Mixed Use, Civic): |
| Total # of Lots: 2 | Total # Dwelling Units: 2 | |
| Proposed density for each zoning district (UDO 1.5.2.F): Frequent Transit Area - 2 attached units | | |

| SIGNATURE BLOCK | |
|--|-----------------|
| <p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <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>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p> | |
| Signature:  | Date: 11/1/2022 |
| Printed Name: Glenn Taylor | |
| Signature: | Date: |
| Printed Name: | |

Existing Conditions w/Topo

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATE OF SURVEY: AUGUST 2022
DATUM/EPOCH: NAD83 / NSRS2011 / SPC
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 1.00254524
UNITS: US SURVEY FEET

NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720171400K, DATED 07/19/2022.
5. SITE ZONED "R-6" PER WAKE COUNTY GIS.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. BUILDING SETBACKS ARE PER UDO SEC. 22.1 FOR R-6
 PRIMARY STREET: 10'
 SIDE LOT LINE: 5'
 REAR LOT LINE: 20'

LEGEND

- ▲ SITE BENCHMARK
- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- CLEAN OUT
- WATER METER
- UTILITY VALVE
- TELEPHONE PEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- AIR CONDITIONING UNIT
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- SILT FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT
- BUILDING SETBACK
- LIMITS OF DISTURBANCE (L.O.D.)

LOT INFORMATION

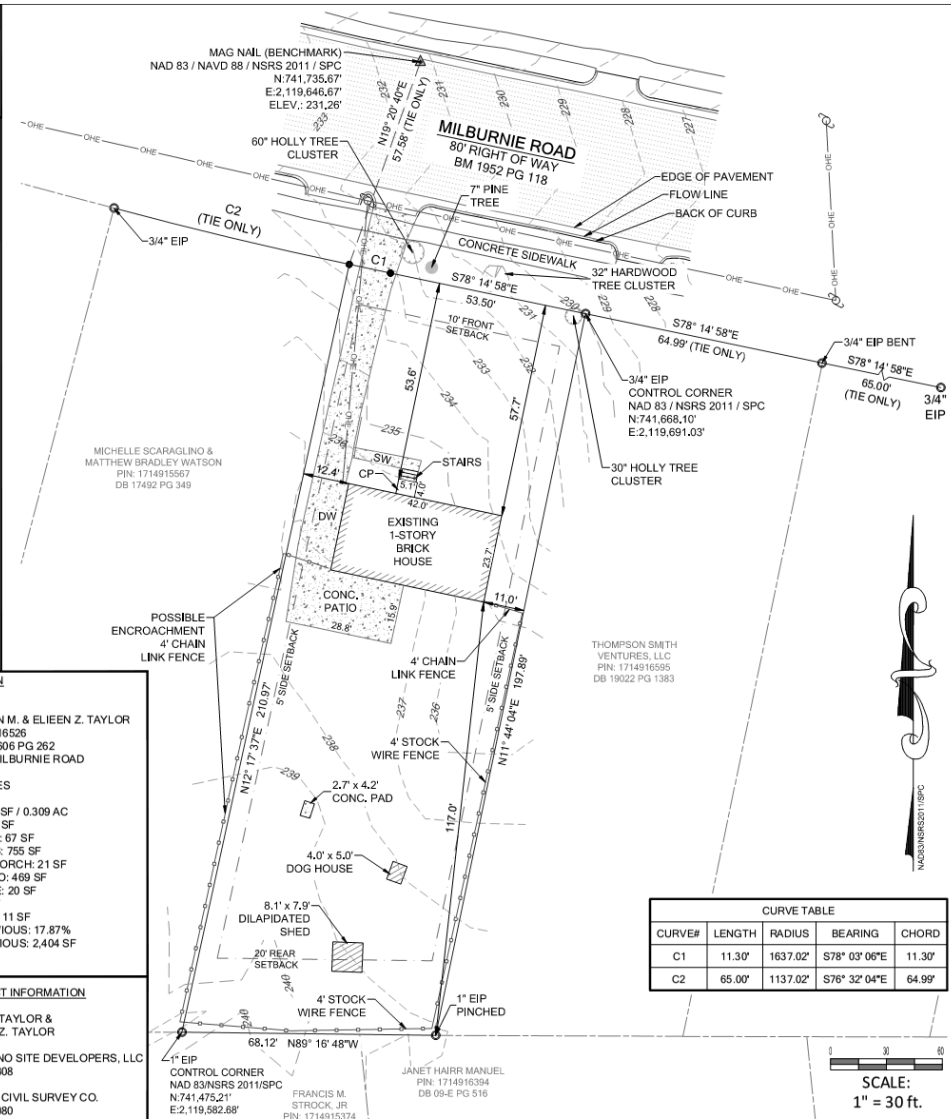
LOT #: LOT 10
 OWNER: GLENN M. & ELIEN Z. TAYLOR
 PIN: 1714916526
 DEED: DB 13606 PG 262
 ADDRESS: 2726 MILBURNIE ROAD

INFILL STATUS: YES

LOT AREA: 13,450 SF / 0.309 AC
 HOUSE: 996 SF
 SIDEWALKS: 67 SF
 DRIVEWAYS: 755 SF
 COVERED PORCH: 21 SF
 CONC. PATIO: 469 SF
 SHED: 64 SF
 CONC. PAD: 11 SF
 PERCENT IMPERVIOUS: 17.87%
 EXISTING IMPERVIOUS: 2,404 SF

CONTACT INFORMATION

OWNER: GLENN M. TAYLOR & ELIEN Z. TAYLOR
 CONTRACTOR: RHINO SITE DEVELOPERS, LLC
 PHONE#: 919-961-5308
 SURVEY: BATEMAN CIVIL SURVEY CO.
 PHONE#: 919-577-1080



CURVE TABLE

| CURVE# | LENGTH | RADIUS | BEARING | CHORD |
|--------|--------|----------|---------------|--------|
| C1 | 11.30' | 1637.02' | S78° 03' 06"E | 11.30' |
| C2 | 65.00' | 1137.02' | S76° 32' 04"E | 64.99' |

BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS
 2524 RELIANCE AVENUE, APEX, NC 27539
 PHONE: (919) 577-1080 FAX: (919) 577-1081
 INFO@BATEMANCIVILSURVEY.COM
 NCBELS FIRM# C-2378

VICINITY MAP - NTS

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (AS RECORDED IN DEED BOOK 13606, PAGE 262); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF SEPTEMBER, 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1, I CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION

Signature: Steven P. Carson 9/7/22
 STEVEN P. CARSON, PLS
 NC LICENSE NO. L-4752

PROFESSIONAL LAND SURVEYOR
 SEAL L-4752
 STEVEN P. CARSON

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

BOUNDARY & TOPOGRAPHIC SURVEY
 EXCLUSIVELY FOR
RHINO SITE DEVELOPERS
 LOT 10, BLOCK S
 2726 MILBURNIE ROAD, RALEIGH, NC
 RALEIGH TOWNSHIP, WAKE COUNTY

DATE: 09/07/22 DRAWN BY: JKF CHECKED BY: SPC
 REFERENCE: BM 1952 PG. 118 BCS# 220609 SCALE: 1" = 30'

Proposed Subdivision Plan

CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.07'
 TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
 DATES OF SURVEY: AUGUST 2022
 DATUM/EPOCH: NAD83 / NSRS2011 / SPC
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 1.00254524
 UNITS: US SURVEY FEET

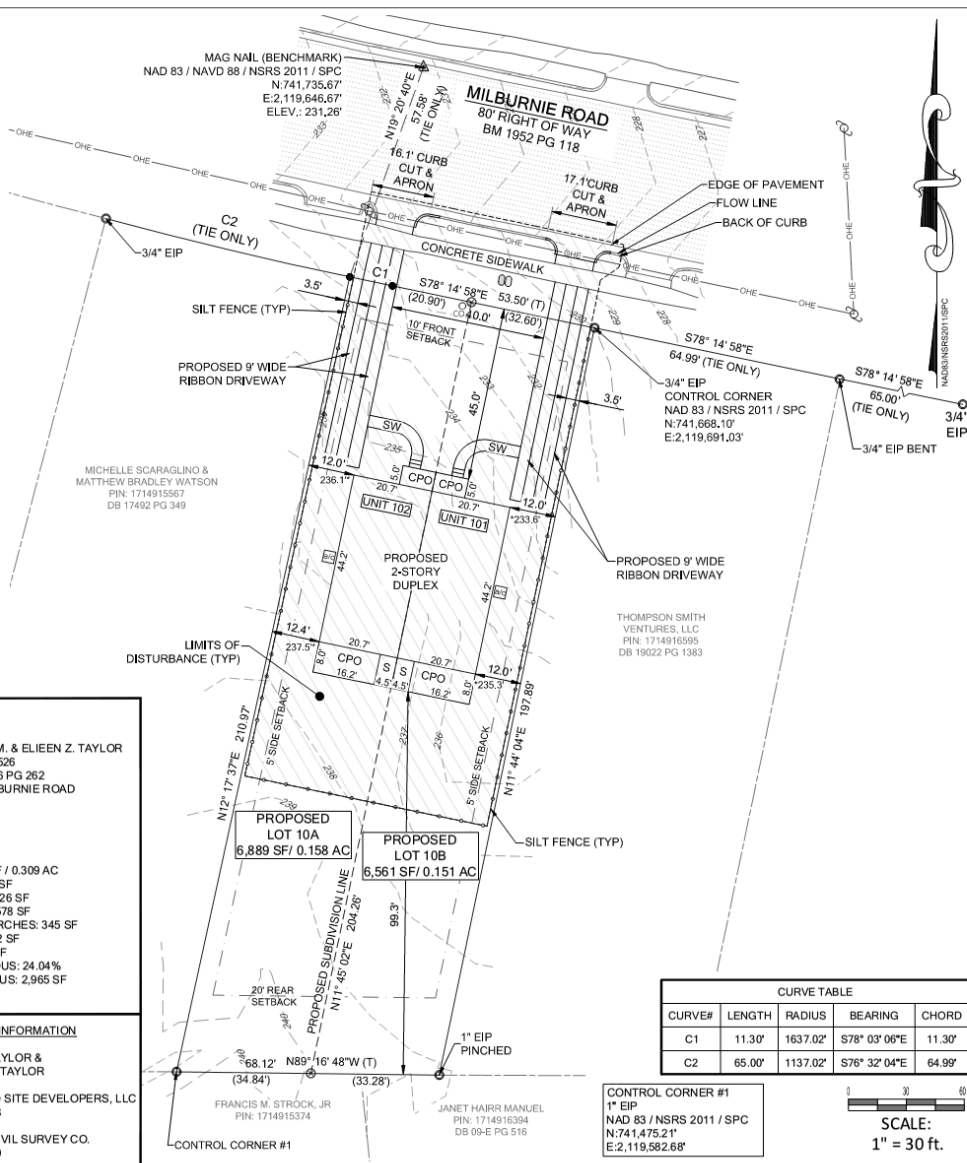
NOTES

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- SITE ZONED "R-6" PER WAKE COUNTY GIS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BUILDING SETBACKS ARE PER UDO SEC. 2.2.1 FOR R-6
 PRIMARY STREET: 10'
 SIDE LOT LINE: 5'
 REAR LOT LINE: 20'

INFILL COMPARATIVE SAMPLE STREET SETBACK PER UDO SEC.2.2.7.C.1 A

| |
|---------------------------|
| -2718 MILBURNIE RD: 49.9' |
| -2722 MILBURNIE RD: 39.8' |
| -2730 MILBURNIE RD: 53.3' |
| -2732 MILBURNIE RD: 45.3' |

RANGE: 39.8'-53.3'



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VICINITY MAP - NTS

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I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION

PRELIMINARY

STEVEN P. CARSON, PLS. DATE
 NC LICENSE NO. L-4752

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SUBDIVISION EXHIBIT
 EXCLUSIVELY FOR
RHINO SITE DEVELOPERS

LOT 10, BLOCK S
 2726 MILBURNIE ROAD, RALEIGH, NC
 RALEIGH TOWNSHIP, WAKE COUNTY

DATE: 11/02/22 DRAWN BY: JFK CHECKED BY: SPC
 REFERENCE: BM 1952 PG. 118 BCS# 220609 SCALE: 1" = 30'

LEGEND

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- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- PROPOSED CLEAN OUT
- EXISTING WATER METER
- PROPOSED WATER METER
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- LIMITS OF DISTURBANCE (L.O.D.)

DB DEED BOOK
 BM BOOK OF MAPS
 PG PAGE
 EIP EXISTING IRON PIPE
 CPO PROPOSED COVERED PORCH
 SPO PROPOSED SCREENED PORCH
 SW PROPOSED CONC. SIDEWALK
 S PROPOSED STORAGE SHED
 DW PROPOSED CONC. DRIVEWAY
 * PROPOSED ELEVATION

LOT INFORMATION

LOT #: LOT 10
 OWNER: GLENN M. & ELIEN Z. TAYLOR
 PIN: 1714916526
 DEED: DB 13606 PG 262
 ADDRESS: 2726 MILBURNIE ROAD

INFILL STATUS: YES

LOD: 7,902 SF

LOT AREA: 13,450 SF / 0.309 AC
 HOUSE: 1,826 SF
 SIDEWALKS: 126 SF
 DRIVEWAYS: 578 SF
 COVERED PORCHES: 345 SF
 STORAGES: 72 SF
 AC PADS: 18 SF

PERCENT IMPERVIOUS: 24.04%
 EXISTING IMPERVIOUS: 2,965 SF

CONTACT INFORMATION

OWNER: GLENN M. TAYLOR & ELIEN Z. TAYLOR

CONTRACTOR: RHINO SITE DEVELOPERS, LLC
 PHONE#: 919-961-5308

SURVEY: BATEMAN CIVIL SURVEY CO.
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