

# 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): <b>SCOPE-0127-2020</b>			
Development name (subject to approval): 4800 Duraleigh Road			
Property Address(es): <b>4800 Duraleigh Road, Raleigh NC 27612</b>			
Recorded Deed PIN(s): 0786-51-2559			
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>PUBLIC ROAD AND LOT CREATION</u>

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: WP EAST ACQUISITIONS, LLC	Owner/Developer Name and Title: KATIE MINTON, PRE CONSTRUCTION MANAGER
Address: 521 EAST MOREHEAD ST, SUITE 350, CHARLOTTE, NC 28202	
Phone #: 704-688-6544	Email: KATIE.MINTON@WOODPARTNERS.COM
APPLICANT INFORMATION	
Company: JAECO	Contact Name and Title: CAITLIN SHIELDS, PROJECT MANAGER
	Address: 333 WADE AVE, RALEIGH NC 27605
Phone #: 919-828-4428	Email: CAITLIN@JAECO.COM

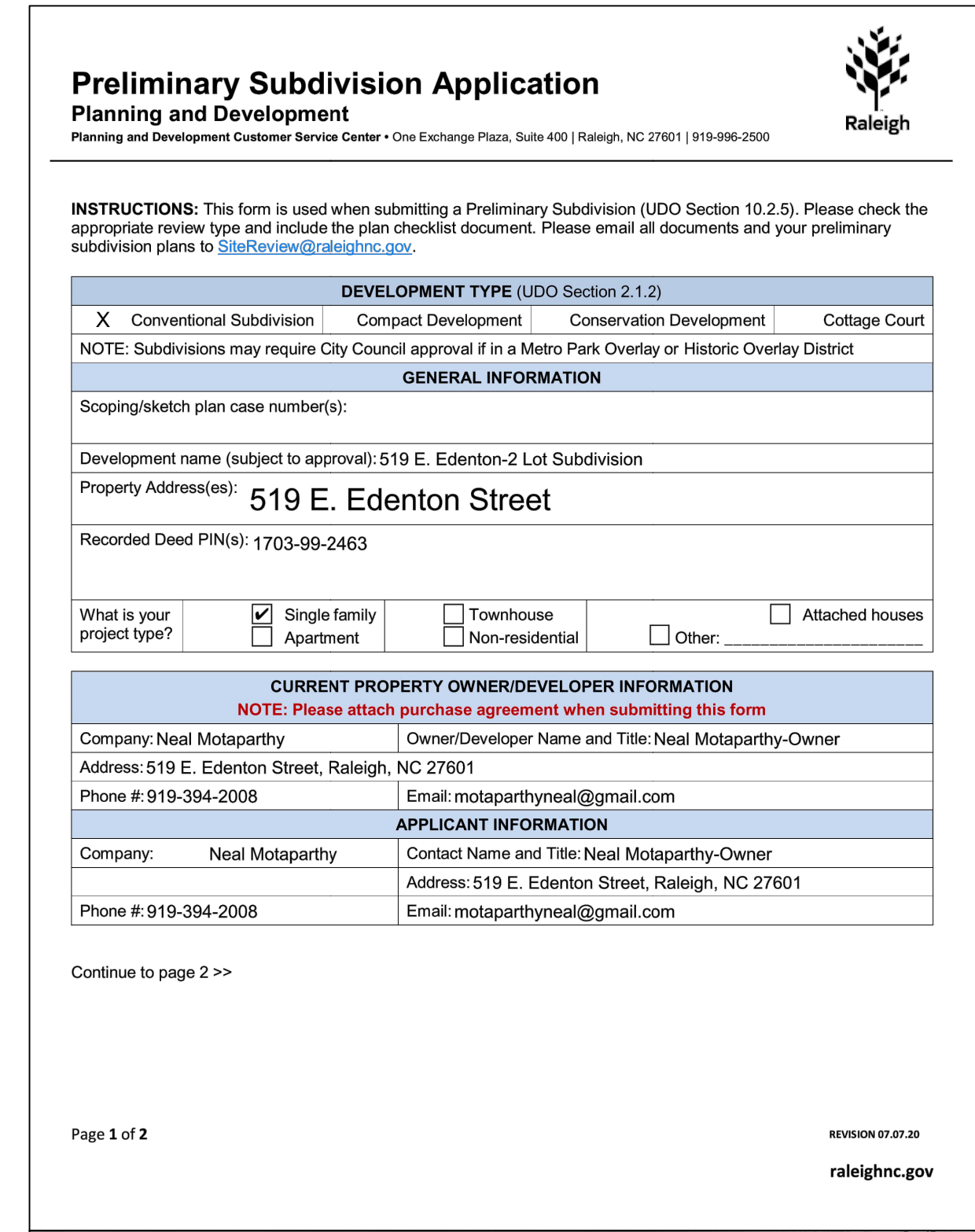
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 26.39 ac	
Zoning districts (if more than one, provide acreage of each): RX-5-CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 47-2019	Board of Adjustment (BOA) Case # A- 0069-2020

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.24 Square Feet: 10,268	Proposed Impervious Surface: Acres: 11.54 Square Feet: 502,685
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: CO - IN CRABTREE CREEK	
Flood study: INCLUDED IN SUBDIVISION PACKAGE	
FEMA Map Panel #: 3720078600J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 0	Detached 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 13.9 DU/AC Max on Parent Parcel per Zoning Conditions	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK	
<p>I hereby designate <u>JAECO</u> 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.</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 six consecutive months of inactivity.</p>	
Signature: <u>Caitlin L Shelby</u>	Date: <u>12/15/20</u>
Printed Name: <u>Caitlin L Shelby, Vice President</u>	
Signature:	Date:
Printed Name:	

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



SUBDIVISION PLANS

FOR

519 E. EDENTON-2 LOT SUBDIVISION

519 E. EDENTON STREET

RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0074-2020

PREPARED FOR:  
NEAL MOTAPARTHY  
105 CASHWELL DRIVE  
GOLDSBORO, NORTH CAROLINA 27534

PREPARED BY:  
**CRUMPLER**  
Consulting Services, PLLC

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

## SITE NOTES

1. SITE IS LOCATED IN AN HISTORIC OVERLAY DISTRICT
2. SITE IS LOCATED IN NEW BERN-EDENTON CHARACTER PROTECTION OVERLAY:
  - A. MINIMUM LOT SIZE: 4,000 SQUARE FEET
  - B. MINIMUM LOT FRONTAGE: 30 FEET
  - C. FRONT YARD SETBACK: MINIMUM OF 10 FEET, MAXIMUM OF 25 FEET
  - D. SIDE YARD SETBACK: MINIMUM OF 0 FEET WHEN MIN. BUILDING SEPARATION IS MET.
  - E. BUILDING SEPARATION: MINIMUM OF 10 FEET
  - F. MAXIMUM BUILDING HEIGHT: 35 FEET

**SITE EXEMPTION NOTES:**

**-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.**

-PER SECTION 9.2.2.A.2.B.I SUBJECT TO 4.A.OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

<u>SHEET</u>	<u>DESCRIPTION</u>
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED UTILITY PLAN
C-5	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

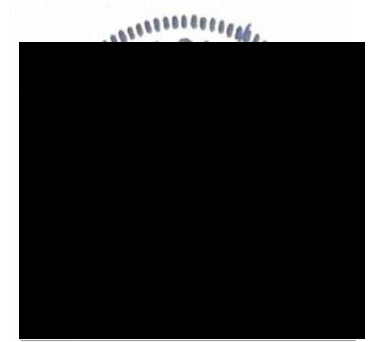
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949

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**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

<div>COVER</div> <div>519 E. EDENTON-TWO LOT SUBDIVISION</div> <div>519 E. EDENTON STREET RALEIGH, NORTH CAROLINA</div>		REV	DESCRIPTION	DATE
		1	CITY OF RALEIGH COMMENTS	02/11/19
		2	CITY OF RALEIGH COMMENTS	08/21/19
		2	CITY OF RALEIGH RESUBMITTAL	12/03/20
		2	CITY OF RALEIGH COMMENTS	05/04/21
<div>PROJECT NO.: 18002</div> <div>DRAWN BY: JAC</div> <div>CHECKED BY: JAC</div> <div>DATE: 09/28/18</div> <div>SCALE: NO SCALE</div>				
C-1				
1 of 6				

ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

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 SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING PAINT STRIPING
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: 519 E. EDENTON-2 LOT SUBDIVISION  
SITE ADDRESS: 519 E. EDENTON STREET  
RALEIGH, NORTH CAROLINA  
PIN NUMBER: 1703-99-2463  
JURISDICTION: CITY OF RALEIGH  
CURRENT ZONING DISTRICT: OX-3: 0.037AC  
RX-3: 0.165AC  
CURRENT OVERLAY: NCOD NEW BERN-EDENTON  
HISTORIC OVERLAY DISTRICT

TOTAL GROSS SITE ACREAGE: 0.202 ACRES (8,815.89 SF)  
PROPOSED LOT 1: 0.093 ACRES (4,042.12 SF)  
PROPOSED LOT 2: 0.093 ACRES (4,071.78 SF)

PROPOSED DENSITY:  
OX-3: 54 UNITS PER ACRE  
RX-3: 12.12 UNITS PER ACRE

OWNER/DEVELOPER:  
NEAL MOTAPARTHY  
105 CASHWELL DRIVE  
GOLDSBORO, NORTH CAROLINA 27534

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

STORMWATER IMPERVIOUS NOTES:

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%  
TOTAL RIGHT OF WAY IMPROVEMENTS: 419.3SF (209.65 PER LOT)  
-E. EDENTON STREET IMPROVEMENTS: 127.65' OF FRONTAGE  
1' SIDEWALK=127.65SF

MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
-LOT 1: 2,627.3SF=2,627.3-75.94SF=2,551.36SF MAX IMPERVIOUS SURFACE  
-LOT 2: 2,646.15SF=SF=2,646.15-51.71=2,594.44SF MAX IMPERVIOUS SURFACE

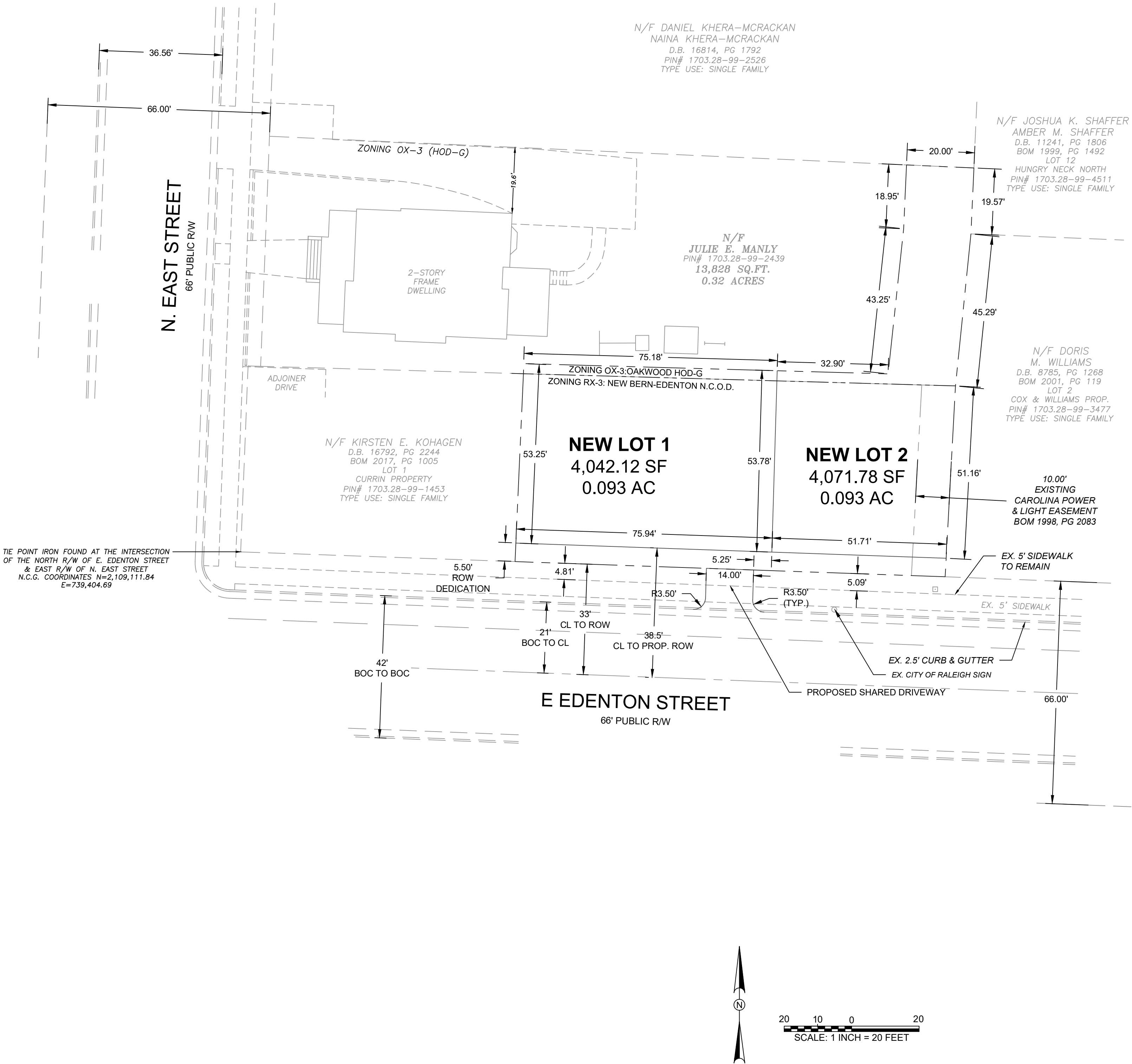
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NOTES

1. BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC,  
DATED 10-16-2017.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE  
FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J  
DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE  
PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.



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12/03/20	CITY OF RALEIGH RESUBMITTAL	2
05/04/21	CITY OF RALEIGH COMMENTS	2

PROPOSED SUBDIVISION PLAN  
519 E. EDENTON-TWO LOT SUBDIVISION  
519 E. EDENTON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18002

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 09/28/18

SCALE: 1" = 20'

C-3