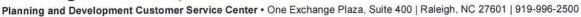
Preliminary Subdivision Application







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 TYPE (UDO Section 2.1.2)						
Conventional Subdivision Comp	act Development	Conservation Development	Cottage Court			
NOTE: Subdivisions may require City Council	il approval if in a M	etro Park Overlay or Historic Over	lay District			
	GENERAL INFOR	MATION				
Scoping/sketch plan case number(s): SCC	OPE-0127-	2020				
Development name (subject to approval): 480	00 Duraleigh Road					
Property Address(es): 4800 Duralei	gh Road, F	Raleigh NC 27612				
Recorded Deed PIN(s): 0786-51-2559						
What is your project type? Single family Apartment Townhouse						
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	Company: JAECO Contact Name and Title: CAITLIN SHIELDS, PROJECT MANAGER					
	Address: 333 WAI	DE AVE, RALEIGH NC 27605				
Phone #: 919-828-4428 Email: CAITLIN@JAECO.COM						

Continue to page 2 >>

Considerations (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 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 Neuse River Buffer Yes						
Gross site acreage: 26.39 ac Zoning districts (if more than one, provide acreage of each): RX-5-CU Overlay district: N/A 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 Neuse River Buffer Yes No Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: 0.1 M CRABTREE CREEK Flood study: INCLUDED IN SUBDIVISION PACKAGE FEMA Map Panel #: 3720078800J 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						
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SIGNATURE BLOCK						
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SIGNATURE BLOCK						
I hereby designate						
Signature: (Wthin Shelky) Date: 17/15/20						
Printed Name: Cartun L Shells Vice President						
Signature: Date:						

Please email your completed application to <u>SiteReview@raleighnc.gov</u>.



INSTRUCTIONS: This form is appropriate review type and in						the
subdivision plans to <u>SiteRevie</u>	ew@raleighnc.g	ov.				
X Conventional Subdivi		pact Developr	ment Cor	on 2.1.2) servation Developm	nent Cottage Co	urt
NOTE: Subdivisions may red	quire City Counc	· · ·			Overlay District	
Scoping/sketch plan case nu	ımber(s):	GENERALI	NFORMATION	<u> </u>		
Development name (subject	to approval): 51	19 E. Edento	n-2 Lot Subdi	vision		
Decree et . Address (cs).	9 E. Ede					
Recorded Deed PIN(s): 170						
	Single family Apartment	= -	wnhouse n-residential	Other:	Attached hous	es
				R INFORMATION		
NOTE	: Please attach			n submitting this fo	orm	
Company: Neal Motaparthy Address: 519 E. Edenton S			eloper Name a	nd Title: Neal Motap	parthy-Owner	
Phone #: 919-394-2008	treet, realeign,		aparthyneal@	gmail.com		
Company Nocl Mate			INFORMATIO		Vner	
Company: Neal Mota	араппу			eal Motaparthy-Ov Street, Raleigh, N0		
Phone #: 919-394-2008		Email: mota	aparthyneal@	gmail.com		
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Page 1 of 2	and an incident			TO SERVE THE SERVE		
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Page 1 of 2	DEVELOPN (Appli	MENT TYPE -	developments			
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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

SITE NOTES

- 1. SITE IS LOCATED IN AN HISTORIC OVERLAY DISTRICT
- 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 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.

SHEET DESCRIPTION
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

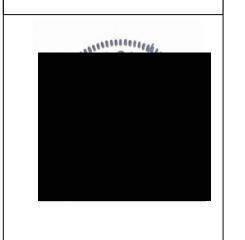
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949 Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Caroling 27612



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DATE	02/11/19	08/21/19	12/03/20	05/04/21	

	REV.	DESCRIPTION	Ω
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519 E. EDENTON-TWO LOT SUBDIV

COVER

PROJECT NO.: 18002

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 09/28/18

SCALE: NO SCALE

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%).

N/F JOSHUA K. SHAFFER

AMBER M. SHAFFER D.B. 11241, PG 1806

BOM 1999, PG 1492

HUNGRY NECK NORTH

PIN# 1703.28-99-4511

TYPË USE: SINGLE FAMILY

M. WILLIAMS

COX & WILLIAMS PROP. PIN# 1703.28-99-3477 TYPE USE: SINGLE FAMILY

10.00'

EXISTING

CAROLINA POWER

& LIGHT EASEMENT BOM 1998, PG 2083

66.00'

- EX. 5' SIDEWALK

TO REMAIN

EX. 5' SIDEWALK

EX. 2.5' CURB & GUTTER —

— EX. CITY OF RALEIGH SIGN

45.29'

- 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

SUMMARY INFORMATION

PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT

PROPOSED LOT LINE

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:**

RX-3: 0.165AC **CURRENT OVERLAY:** NCOD NEW BERN-EDENTON

TOTAL GROSS SITE ACREAGE: 0.202 ACRES (8,815.89 SF)

HISTORIC OVERLAY DISTRICT

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

CRUMPLER CONSULTING SERVICES, PLLC

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

STORMWATER IMPERVIOUS NOTES:

1' SIDEWALK=127.65SF

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

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

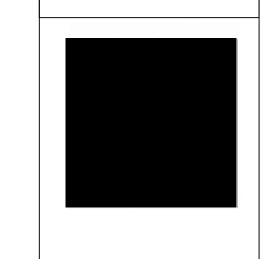
-PER SECTION 9.2.2.A.2.B.I SUBJECT TO 4.A.OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

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

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 O.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.



PRELIMINARY PLANS NOT FOR CONSTRUCTION

DATE	02/11/19	08/21/19	12/03/20	05/04/21	
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH RESUMBITTAL	CITY OF RALEIGH COMMENTS	
REV.	_	2	2	2	
		(NO SI SI		

BDIVIS SUI SUBDIVISION LOT **DENTON-TWO** ED OS ROP Ш

PROJECT NO.: 18002 DRAWN BY: JAC CHECKED BY: JAC

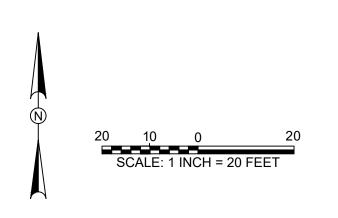
0

51

1" = 20' SCALE:

3 of 6

09/28/18



N/F DANIEL KHERA-MCRACKAN

NAINA KHERA-MCRACKAN

D.B. 16814, PG 1792 PIN# 1703.28-99-2526

TYPË USE: SINGLE FAMILY

JULIE E. MANLY PIN# 1703.28-99-2439

13,828 SQ.FT.

0.32 ACRES

5.25'

(TYP.)

14.00'

ZONING OX-3:OAKWOOD HOD-G

38.5'

CL TO PROP. ROW

E EDENTON STREET

66' PUBLIC R/W

ZONING RX-3: NEW BERN-EDENTON N.C.O.D.

NEW LOT 1

4,042.12 SF

0.093 AC

4.81'

BOC TO CL

33⁺─ CL TO ROW 43.25'

NEW LOT 2

4,071.78 SF

0.093 AC

_ 51.71' ____

- PROPOSED SHARED DRIVEWAY

5.09'

ZONING OX-3 (HOD-G)

2—STORY FRAME

DWELLING

N/F KIRSTEN E. KOHAGEN

D.B. 16792, PG 2244 BOM 2017, PG 1005

CURRIN PROPERTY

PIN# 1703.28-99-1453

TYPE USE: SINGLE FAMILY

BOC TO BOC

5.50'

ROW -

DEDICATION

_<u></u>_____

TIE POINT IRON FOUND AT THE INTERSECTION —

OF THE NORTH R/W OF E. EDENTON STREET

& EAST R/W OF N. EAST STREET

N.C.G. COORDINATES N=2,109,111.84 E=739,404.69