

# 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](mailto:SiteReview@raleighnc.gov).

### DEVELOPMENT OPTIONS (UDO Chapter 2)

<input checked="" 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

*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): E. Lenoir-3 LOT SUBDIVISION				
Property Address(es): 901 E. Lenoir				
Recorded Deed PIN(s): 1713-26-0338				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input 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 checked="" type="checkbox"/> Tiny House

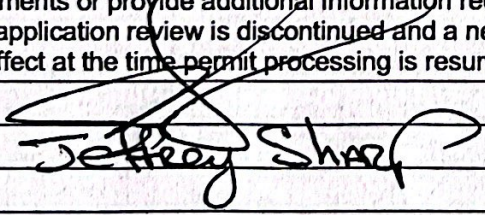
### CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: SHARP REAL ESTATE INVESTMENTS LLC	
Company: SHARP REAL ESTATE INVESTMENTS I	Title: Jeff Sharp-Owner
Address: 2000 Chichester Ct. Raleigh, NC 27615	
Phone #: 919-810-8858	Email: jeff27615@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 type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
Developer Contact Names: SHARP REAL ESTATE INVESTMENTS LLC	
Company: SHARP REAL ESTATE INVESTMENTS L	Title: Jeff Sharp-Owner
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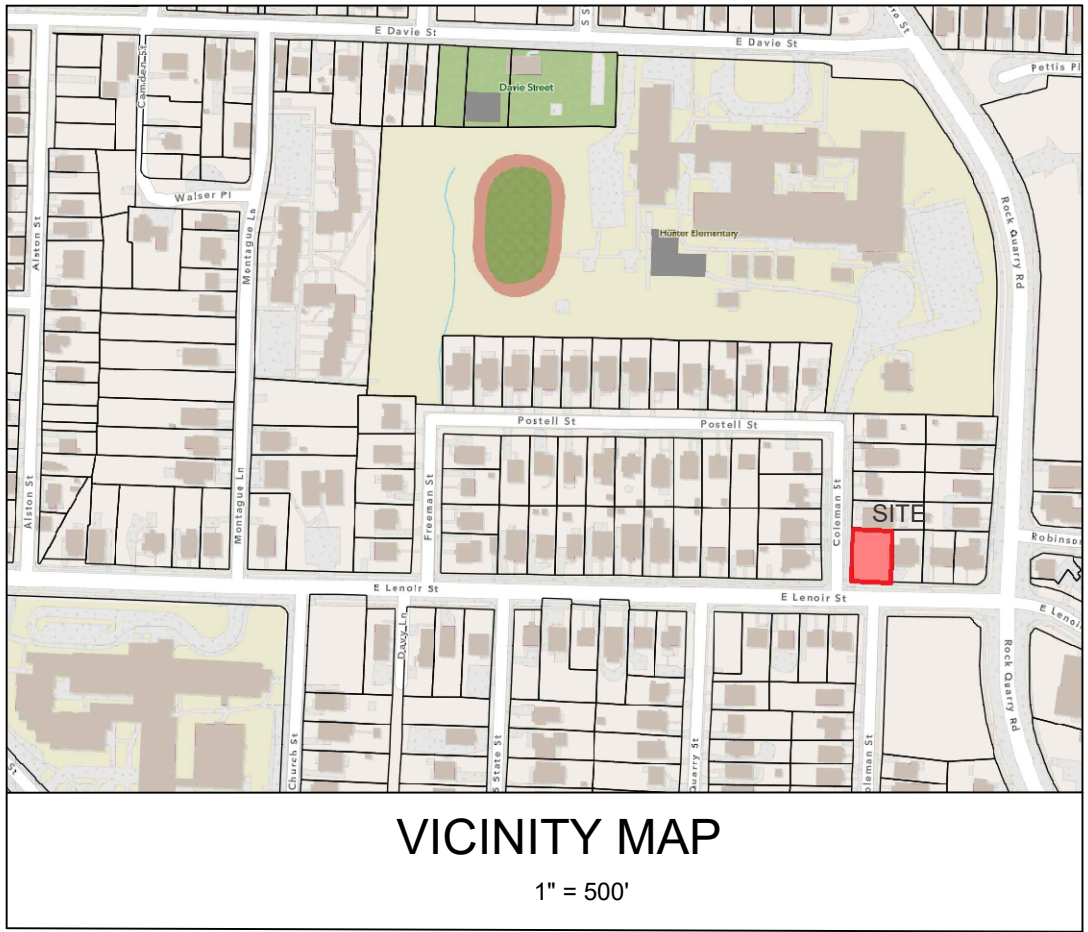


DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION		
Gross site acreage: 0.14ac/6,300sf		
Zoning districts (if more than one, provide acreage of each):		
Overlay district(s): FTO	Inside City Limits? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" 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) 0 Proposed total (sf) 3,690	Impervious Area for Compliance (includes right-of-way): Existing (sf) Proposed total (sf) 155
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots: # of Townhouse Lots:
# of Tiny House Lots: 3	# of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 3	Total # Dwelling Units: 3
Proposed density for each zoning district (UDO 1.5.2.F): 2,100sf/unit	

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: 11-21-22
Printed Name: Jeffrey Sharpe	
Signature:	Date:
Printed Name:	





**Preliminary Subdivision Application**  
Site Review  
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Case # Z- BOA- DA-

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Signature: *Jeff Sharp* Date: 11-21-22  
Printed Name: Signature: Date:  
Printed Name:

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# SUBDIVISION PLANS

## FOR

# 901 E. LENOIR - 3 LOT SUBDIVISION

## 901 E. LENOIR STREET

## RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2022

PREPARED FOR:

SHARP REAL ESTATE INVESTMENTS LLC

2000 CHICHESTER CT

RALEIGH, NC 27615-4422

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.

-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.

#### NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30, 2021.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

**BOARD OF ADJUSTMENT BOA-0044-2022**  
**OCTOBER 10, 2022:** WHEREAS SHARP REAL ESTATE INVESTMENTS LLC, PROPERTY OWNER, REQUESTS THREE VARIANCES FROM THE MINIMUM 2,000 SQUARE FOOT MINIMUM LOT AREA REQUIREMENT PURSUANT TO UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 2.2.8.A IN ORDER TO PERMIT THE SUBDIVISION OF A 6,300-SQUARE-FOOT LOT INTO THREE 1,972-SQUARE-FOOT TINY HOME LOTS ON A 0.15-ACRE PROPERTY ZONED R-10 LOCATED AT 901 E. LENOIR STREET.  
**DECISION:** APPROVED AS REQUESTED.

#### 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  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533

ISSUED FOR  
PERMITTING

DATE

DESCRIPTION

REV.

COVER

901 E. LENOIR - 3 LOT SUBDIVISION

901 E. LENOIR STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22021

DRAWN BY: JAC

CHECKED BY: JAC

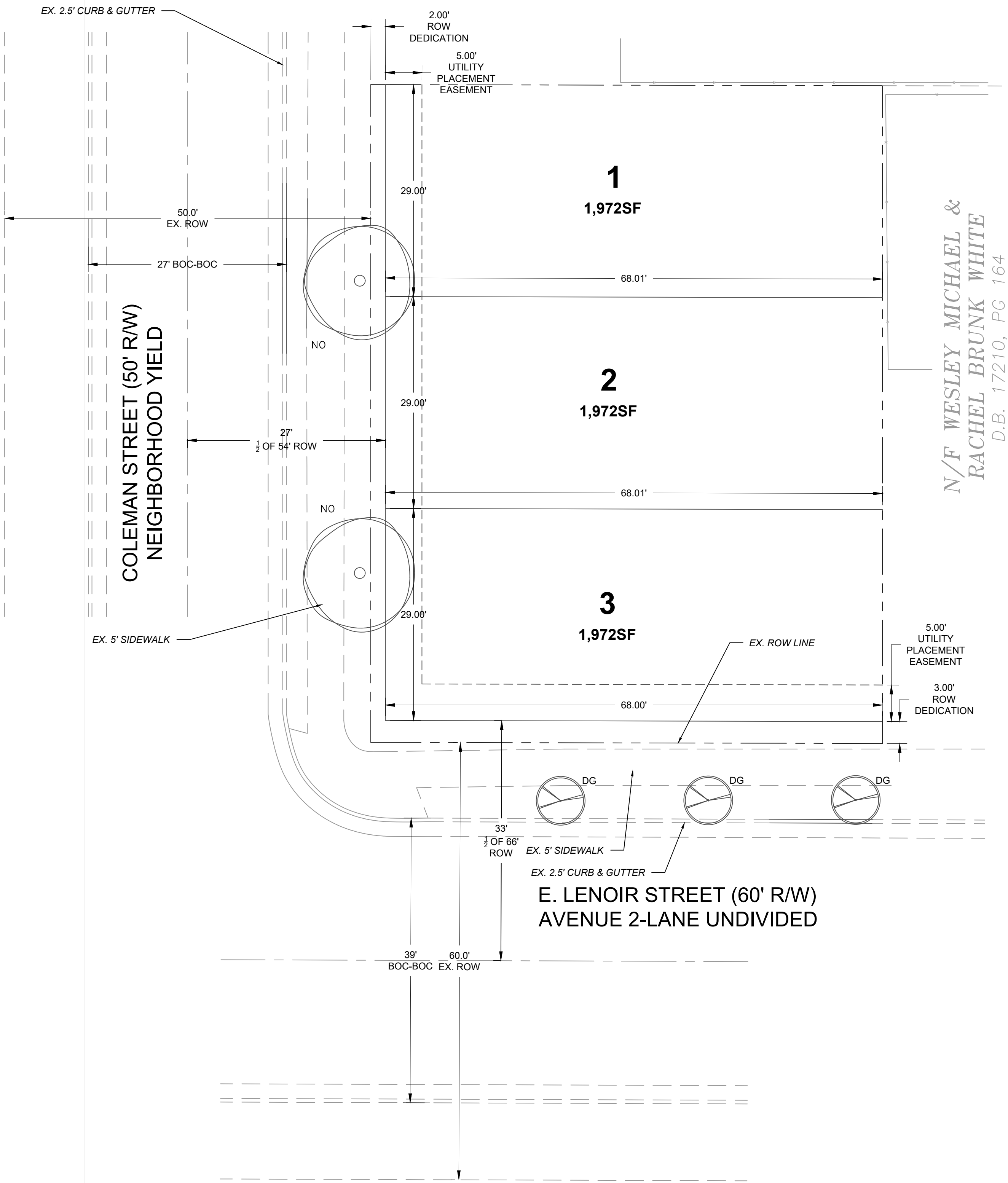
DATE: 11/10/22

SCALE: N.T.S.

C-1



N/F URBAN GREEN  
BUILDERS NC, LLC  
D.B. 17110, PG 1898



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

COLEMAN STREET (NEIGHBORHOOD YIELD STREETSCAPE)  
REQUIREMENT: 1 TREE PER 40LF=87LF/40LF=2 TREES  
PROVIDED: 2 TREES  
E. LENOIR STREET (AVENUE 2-LANE UNDIVIDED STREETSCAPE)  
REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=68LF/20LF=3 TREES  
PROVIDED: 3 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		
				HEIGHT	CALIPER	ROOT
DG	2	UNDERSTORY TREES				
		CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B
NO	1	SHADE TREES				
		QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B

BOARD OF ADJUSTMENT BOA-0044-2022  
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LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW	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: 901 E. LENOIR - 3 LOT SUBDIVISION

SITE ADDRESS: 901 E. LENOIR  
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1713-26-0338

JURISDICTION: CITY OF RALEIGH

EXISTING USE: VACANT

PROPOSED USE: TINY HOUSES

CURRENT ZONING DISTRICT: R-10

CURRENT ZONING OVERLAY: FREQUENT TRANSIT AREA

TOTAL ACREAGE: 0.14 ACRES (6,300 SF)

DEDICATED RIGHT OF WAY: 0.009 ACRES (427.5 SF)

TOTAL NET ACREAGE: 0.131 ACRES (5,916 SF)

REQUIRED LOT AREA: 2,000SF

PROPOSED LOT 1: 1,972SF/0.045AC\*\*

PROPOSED LOT 2: 1,972SF/0.045AC\*\*

PROPOSED LOT 3: 1,972SF/0.045AC\*\*

\*\*VARIANCE FOR LOT SIZE APPROVED BOA-0044-2022

REQUIRED LOT WIDTH: 16' (MIN.)

PROVIDED LOT WIDTH: 21.5' (MIN.)

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF

BLOCK PERIMETER PROVIDED: 4,400LF\*\*

\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR

SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:  
SHARP REAL ESTATE INVESTMENTS LLC

2000 CHICHESTER CT

RALEIGH, NC 27615-4422

ENGINEER:  
CRUMPLER CONSULTING SERVICES, PLLC

CONTACT: JOSH CRUMPLER, PE

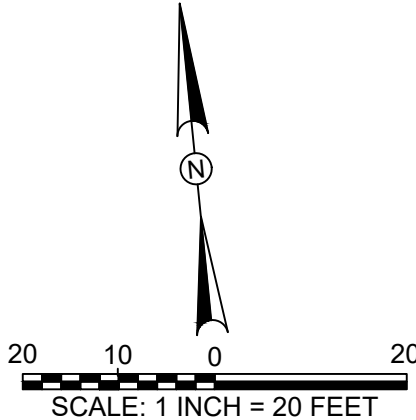
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PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV.

SUBDIVISION PLAN

901 E. LENOIR - 3 LOT SUBDIVISION

901 E. LENOIR STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22021

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 11/10/22

SCALE: 1" = 10'

C-3

3 of 5