

# 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 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): N/A				
Development name (subject to approval): HAMPTON ROAD				
Property Address(es): 3315 HAMPTON ROAD, RALEIGH, NC 27607				
Recorded Deed PIN(s): 0795-43-8051				
<b>Building type(s):</b>	<input checked="" 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 type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b> JAMES ALLEN, LLC.	
Company: JAMES ALLEN, LLC.	Title: N/A
Address: 5000 FALLS OF NEISE ROAD, RALEIGH, NC 27607	
Phone #: 919.845.9909	Email: INFO@JIMALLEN.COM
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b> DENNIS FITZGERALD	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: DJF BUILDERS, INC.	Address: 3717 NATIONAL DRIVE, SUITE 140
Phone #: 919.363.1700	Email: info@djfbuilder.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> DENNIS FITZGERALD	
Company: DJF BUILDERS, INC.	Title: PRESIDENT
Address: 3717 NATIONAL DRIVE, SUITE 140	
Phone #: 919.363.1700	Email: info@djfbuilder.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.52 AC.			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>	
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment Case # BOA- N/A	Design Alternate Case # DA- N/A	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 0	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 0
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 2	# of Attached House Lots: # 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): 3.85 UNITS / AC.	

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: DENNIS FITZGERALD	
Signature: 	Date: 11.21.22
Printed Name: MEGGAN MASTERS	



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS PLAN
C200	SITE & UTILITY PLAN
C201	UTILITY DETAILS
L100	LANDSCAPE PLAN



HAMPTON ROAD  
 (60' PUBLIC RIGHT OF WAY)  
 BM 2005 PG 36

1  
 2



**KNOW WHAT IS BELOW  
CALL BEFORE YOU DIG**

Date:	11.21.22
Project #:	P220673
SHEET	
C000	

LOT 2 - 0.26 AC. (11,325 SF) IMPERVIOUS	
LOT AREA MAX.	7,361 SF (65%)
6' SIDEWALK (FIL)	398 SF
ROADWAY B-B	0 SF
LOT AREA IMPEVIOUS (MAX. ALLOWED)	6,963 SF (61%)

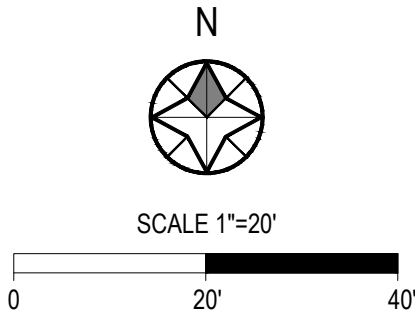
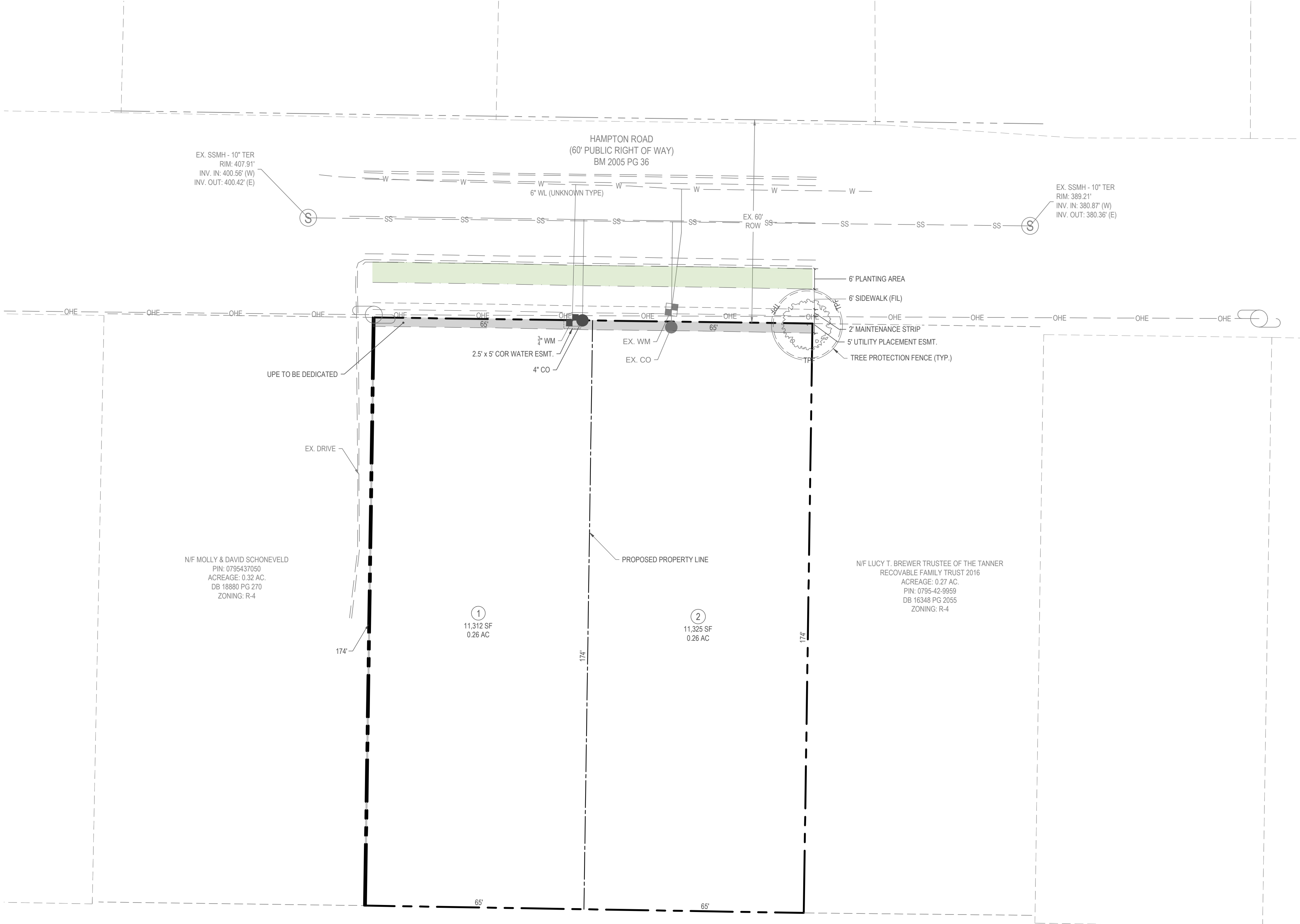
REV #	DATE	DESCRIPTION



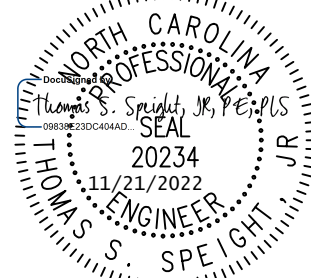
LOT 1 - 0.26 AC. (11,312 SF) IMPERVIOUS	
LOT AREA MAX.	7,353 SF (65%)
6' SIDEWALK (FIL)	390 SF
ROADWAY B-B	0 SF
LOT AREA IMPEVIOUS (MAX. ALLOWED)	6,963 SF (62%)
LOT 2 - 0.26 AC. (11,325 SF) IMPERVIOUS	
LOT AREA MAX.	7,361 SF (65%)
6' SIDEWALK (FIL)	398 SF
ROADWAY B-B	0 SF
LOT AREA IMPEVIOUS (MAX. ALLOWED)	6,963 SF (61%)

GENERAL NOTES:

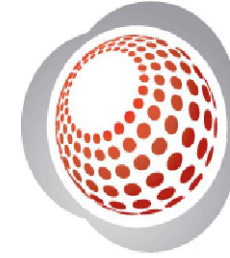
- PER SECTION 922A.22b) SUBJECT TO 4a) OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS AREAS.
- HAMPTON ROAD IS A NEIGHBORHOOD LOCAL WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE.
  - 59' ROW
  - 31' B-B
  - 6' SIDEWALK (FEE-IN-LIEU)
  - 6' PLANTING AREA
  - 5' UPE
  - 2' MS
- HAMPTON ROAD IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.



REV#	DATE	DESCRIPTION



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Rollins Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2376



**HAMPTON ROAD**  
**PRELIMINARY SUBDIVISION**  
3315 HAMPTON ROAD  
RALEIGH, NC 27607  
WAKE COUNTY

**SITE & UTILITY PLAN**

Project Manager:	TSG
Designed By:	MEM
Scale:	AS SHOWN
Date:	11.21.22
Project #:	P220673

SHEET  
C200