#### **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 <a href="SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

DEVELOPMENT OPTIONS (UDO Chapter 2)					
✓ Conventional Subdivision		Compact Development	Conser	Conservation Development	
Cottage Court		Flag lot	Frequent Tra	nsit Development Option	
NOTE: Subdivisions n	nay require City Coun	cil approval if in a Metro Par	cil approval if in a Metro Park Overlay or Historic Overlay District		
		GENERAL INFORMATIO	N		
Scoping/sketch plan c					
Development name (s					
Property Address(es):	3315 HAMPTON F	ROAD, RALEIGH, NC 27	7607		
Recorded Deed PIN(s): 0795-43-8051					
Building type(s):	✓ Detached House	Attached House	Townhouse	Apartment	
General Building	Mixed Use Buildi	ng Civic Building	Open Lot	Tiny House	
Cl	JRRENT PROPERTY	OWNER/APPLICANT/DE	VELOPER INFORMA	TION	
Current Property Owr	ner(s) Names: JAME	S ALLEN, LLC.			
Company: JAMES Al	Company: JAMES ALLEN, LLC. Title: N/A				
Address: 5000 FALLS OF NEISE ROAD, RALEIGH, NC 27607					
Phone #: 919.845.9909 Email: INFO@JIMALLEN.COM					
Applicant Name (If dit	ferent from owner.	See "who can apply" in ins	structions): DENNIS	S FITZGERALD	
Relationship to owner:	Lessee or contra	ct purchaser 🚺 Owner's a	uthorized agent E	Easement holder	
Company: DJF BUILDERS, INC. Address: 3717 NATIONAL DRIVE, SUITE 140			140		
Phone #: 919.363.1700		Email: info@djfbuilders.com			
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.					
Developer Contact Na	ames: DENNIS FIT	ZGERALD			
Company: DJF BUILDERS, INC. Title: PRESIDENT					
Address: 3717 NATIONAL DRIVE, SUITE 140					
Phone #: 919.363.170	00	Email: info@djfbuilders.	com		

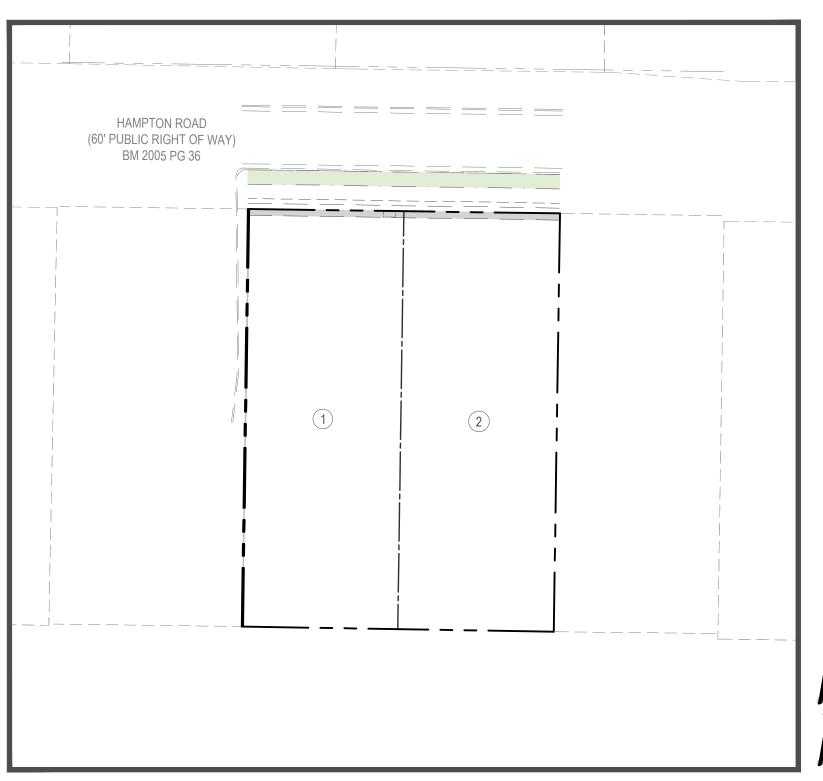
DEVELOPMI	ENT TYPE + SITE DA	TE TAB	E – ZC	NING INF	ORMATION	
Gross site acreage: 0.52 AC.						
Zoning districts (if more than one	, provide acreage of ea	ach):				
R-4						
Overlay district(s): N/A	Inside City Limits?	<b>✓</b> Yes	No	Historic	: District/Landmark:	N/A 🗸
Conditional Use District (CUD)  Case # Z- N/A  BOA- N/A		t Case #		Design DA- N	Alternate Case # 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 LO	TS AND	DENS	ITY		
# of Detached House Lots: 2	# of Attached Ho	use Lots	:	# of	Townhouse Lots:	
# of Tiny House Lots:	# of Open 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 l	JNITS	AC.		
D	SIGNATU			lonment ar	pprovals may be made	by the
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.				. or the		
By submitting this application, the undersigned also acknowledges the undersigned understands that dever misrepresentations made in securit	v (N.C.G.S. 160D-403(a at the information and s elopment approvals are	i)) to mal tatement subiect t	e this a s made o revoca	oplication, a in the appli ition for fals	as specified in the appilication are correct and t se statements or	cation. The
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.						
The undersigned hereby acknowled placed on hold at the request of the respond to comments or provide at more, then the application review is regulations in effect at the time per	e applicant for a period of ditional information rec s discontinued and a ne	of six cor juested b w applica	secutive y the Ci ation is r	e months or sy for a peri equired to p	r more, or if the application of six consecutive mapping many proceed and the developplication.	nt fails to nonths or
Signature:					Date: 11.21.22	
Printed Name: DEMNIS FITZG	ERALD				T	
Signature: Date: 11.21.22						
Printed Name: MEGGAN MAS	TERS					

# HAMPTON ROAD

## PRELIMINARY SUBDIVISION SUBMITTAL 1: 11.21.22

3315 HAMPTON ROAD RALEIGH, NC 27607

WAKE COUNTY



### **PROJECT PLAN**

## JAMES ALLEN, LLC.

5000 FALLS OF NEUSE ROAD SUITE 100 RALEIGH, NC 27609

#### **DEVELOPER:** DJF BUILDERS, INC. CONTACT: DENNIS FITZGERALD 3717 NATIONAL DRIVE, SUITE 140

RALEIGH, NC 27612

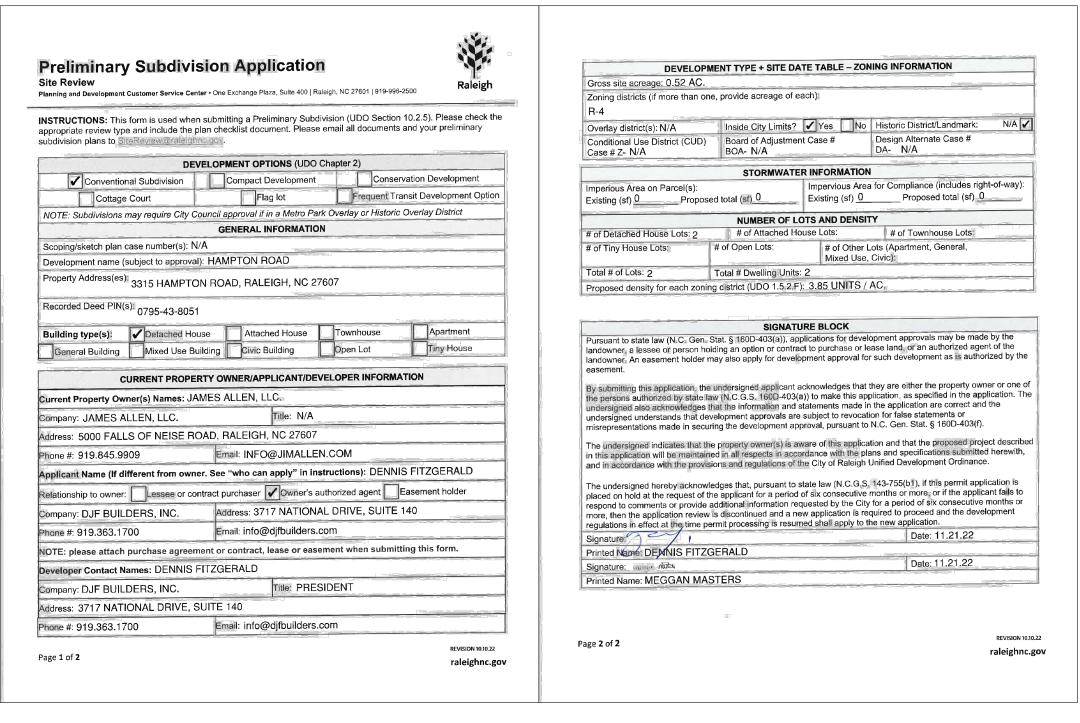
BATEMAN CIVIL SURVEY COMPANY CONTACT: TIM GRISSINGER 2524 RELIANCE AVE. APEX, NC 27539

	Sec. 1	В
150		

### **Bateman Civil Survey Company** Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539 Phone: 919.577.1080 Fax: 919.577.1081 NCBELS FIRM No. C-2378

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



- 1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- 2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS. 3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- 4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- 6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- 7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- 8. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-635-4949 BEFORE DIGGING. 9. TRASH PICK UP WILL BE BY PRIVATE COMPANY, NOT CITY OF RALEIGH.
- 10. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

#### TRAFFIC CONTROL & PEDESTRIAN (TCPED) NOTES:

- 1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO
- 2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION. 3. A PERMIT REQUEST WITH TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE
- 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
- MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
- AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS
- 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

#### SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

- 1. IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
- ALL DRIVEWAY ACCESS SHALL BE FROM HAMPTON ROAD.
- 3. ALL SIDEWALKS SHALL BE A FEE-IN-LIEU (FIL) WITH AREAS NOTED IN THE SITE DATA TABLE.



Date:	11.21.22
Project #:	P220673
SHEET	

C000

DATE DESCRIPTION

RIVER BASIN NEUSE FEMA MAP MAP#3720079500K DATE 07/19/22 GROSS TRACT AREA 0.52 AC. (22,635 SF) ROW DEDICATION 0 AC. (0 SF) NET TRACT AREA 0.52 AC. (22,635 SF) DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL) DETACHED SINGLE FAMILY PROPOSED USE DENSITY 3.85 UNITS / AC. (MAX.) 1 UNIT / LOT UNITS PROVIDED LOT 1 - 0.26 AC. (11,312 SF) MIN. LOT AREA 10,000 SF 11,312 SF PROPOSED LOT AREA MIN. LOT WIDTH 65' PROPOSED LOT WIDTH 65' LOT DEPTH 100' LOT 2 - 0.26 AC. (11,325 SF) MIN. LOT AREA 10.000 SF PROPOSED LOT AREA 11.325 SF MIN. LOT WIDTH 65' PROPOSED LOT WIDTH 65' LOT DEPTH 100'

**VICINITY MAP** 

SCALE: NTS

SITE DATA

JAMES ALLEN, LLC.

RALEIGH, NC 27609

0795-43-8051

N/A

SINGLEFAM

R-4

CRABTREE CREEK

398 SF

0 SF

6,963 SF (61%)

5000 FALLS OF NEUSE ROAD

OWNER

ADDRESS

PIN

**EXISTING USE** 

ZONING

WATERSHED

6' SIDEWALK (FIL)

ROADWAY B-B

LOT AREA IMPEVIOUS (MAX. ALLOWED)

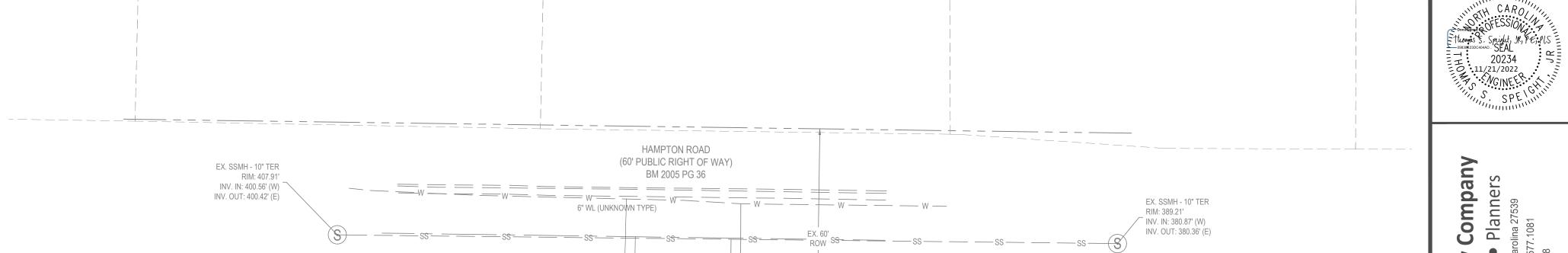
BUILDING SETBACKS - SINGLE UNIT LIVING PRIMARY STREET 20' SIDE STREET 20' 10' SIDE LOT LINE REAR LOT LINE 30' LOT 1 - 0.26 AC. (11,312 SF) IMPERVIOUS LOT AREA MAX. 7,353 SF (65%) 6' SIDEWALK (FIL) 390 SF ROADWAY B-B 0 SF LOT AREA IMPEVIOUS (MAX. ALLOWED) 6,963 SF (62%) LOT 2 - 0.26 AC. (11,325 SF) IMPERVIOUS LOT AREA MAX. 7,361 SF (65%)

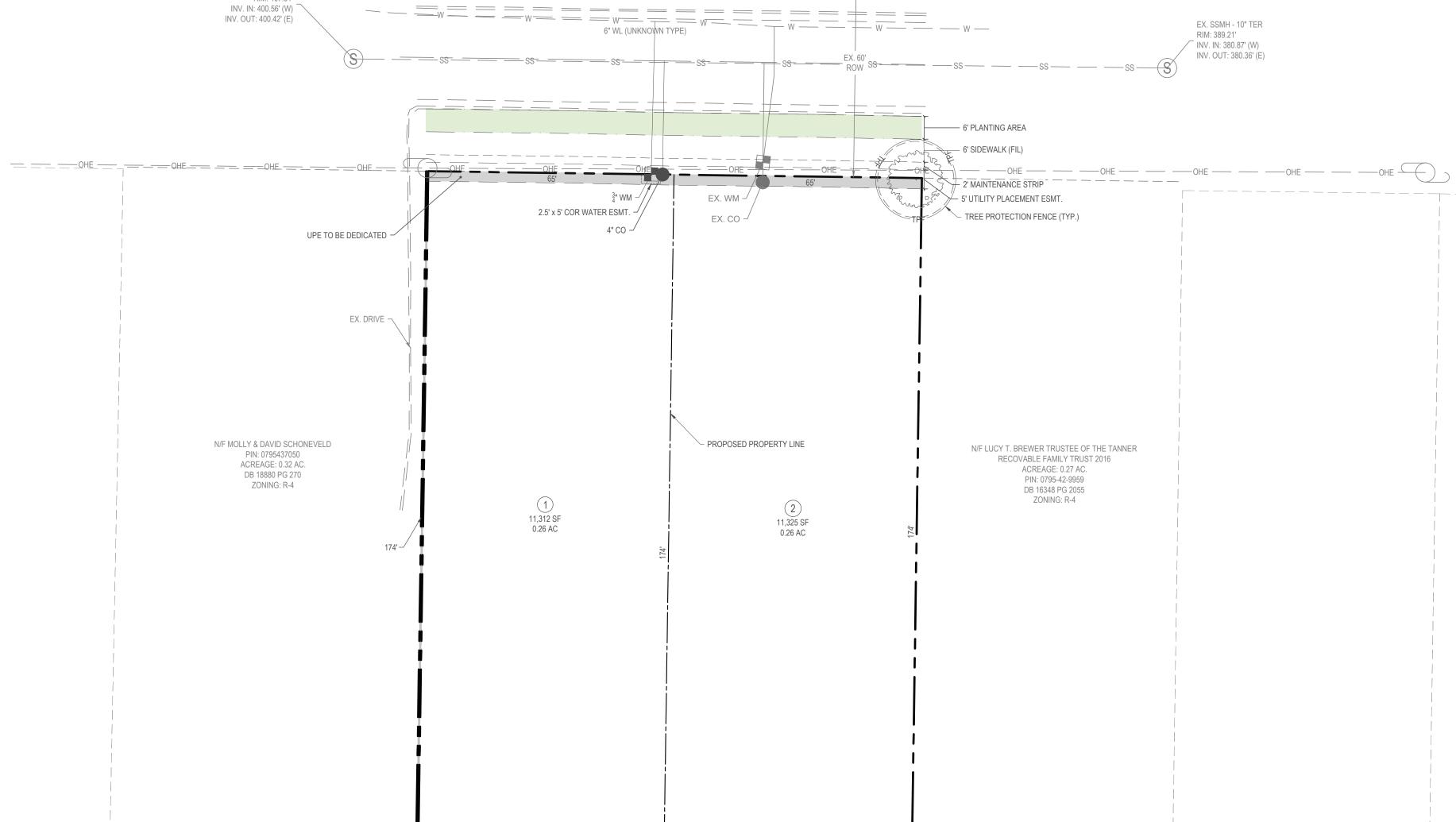
LOT 1 - 0.26 AC. (11,312 SF) IMPERVIOUS		
LOT AREA MAX.	7,353 SF (65%)	
6' SIDEWALK (FIL)	390 SF	
ROADWAY B-B	0 SF	
LOT AREA IMPEVIOUS (MAX. ALLOWED)	6,963 SF (62%)	

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%)	

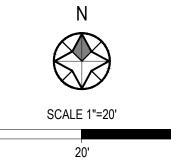
#### **GENERAL NOTES:**

- 1. PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS AREAS.
- 2. HAMPTON ROAD IS A NEIGHBORHOOD LOCAL WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE.
- 2.1. 59' ROW 2.2. 31' B-B
- 2.3. 6' SIDEWALK (FEE-IN-LIEU)2.4. 6' PLANTING AREA
- 2.5. 5' UPE 2.6. 2' MS
- 3. HAMPTON ROAD IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.





N/F RIDGE ROAD BAPTIST CHURCH PIN: 0795-42-7717 ACREAGE: 4.65 AC. DB 1206 PG 161 ZONING: R-4



oject Manager:	TSG	
esigned By:	MEM	
cale:	AS SHOWN	
ate:	11.21.22	
oject #:	P220673	
SHEET		
C200		

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Civil Survey C

S • Surveyors • I

ance Avenue, Apex, North Caroli
e: 919.577.1080 Fax: 919.577.

Sateman C Engineers

HAMPTON ROAD PRELIMINARY SUBDIVISION

REV# DATE DESCRIPTION